

MEETING MEMORANDUM

Pre-Request for Additional Information Meeting

PROJECT: Project Tiger – Airpark Site
REPORT BY: Parker Osterloh

DATE/TIME: 12/10/2019 10:00am – 11:45 am
LOCATION: Timmons Group
Richmond, Virginia

Attendees:

Bryan Jones - Virginia Department of Environmental Quality (DEQ)
Matt Neely – Timmons Group
Jared Condon - Timmons Group
Parker Osterloh – Timmons Group

Meeting Notes:

The purpose of the meeting was to address questions that need to be answered during the permit review/approval process. Typically, a request for additional information letter (RAI) is sent to the applicant detailing questions or issues in the permit application. In an effort to consolidate the topics discussed in his formal RAI, Mr. Jones asked to have a meeting to let Timmons Group know what questions will be asked. This provides Timmons Group the opportunity to address these issues before the RAI is finalized, allowing more time to address these questions, and ultimately allowing for a shorter, more concise RAI. The following are the topics discussed in the meeting (**in bold**), which if not addressed will be included in the formal Virginia DEQ RAI. Timmons Group's responses follow each item.

- 1. The Site boundary on the Confirmed Preliminary Jurisdictional Determination Map differ from the Site limits in the remaining project mapping (i.e. impacts mapping and site layouts).**

The consultant who obtained the PJD has submitted a revised map that reflects the correct Site boundary to the United States Corps of Engineers (USACE) regulator who is assigned to the project. The PJD is pending review and confirmation by Ms. Elaine Holley and will be provided once the confirmation process is complete.

- 2. The parcel numbers within the site are needed in order to obtain site access agreements.**

See Table 1 below, which lists the parcel ID number and GPIN which make up the Project Tiger – Airpark Site area. This data was derived from Hanover County GIS.

Table 1: Project Tiger – Airpark Site Parcel IDs

Parcel ID	GPIN
26386	7798-35-1840
26421	7798-35-4750
26470	7798-54-5903
26505	7798-25-6471
26549	7798-35-0225
26608	7798-35-3160
26651	7798-25-1001
26692	7798-44-0937
26694	7798-24-4811
26738	7798-24-6569
26771	7798-44-0663
26786	7798-24-8382
26828	7798-44-2350
26833	7798-34-2121
26922	7798-43-4904
26939	7798-33-3765
27008	7798-43-8505
27015	7798-33-9427
27023	7798-53-1614
27039	7798-43-4481
27065	7798-32-4765

3. The Cowardin Classification for Impact 21 on “Table 2: Wetlands and Waters Impact Information” in the permit application is not consistent with the Jurisdictional Determination.

Table 2: Wetlands and Waters Impact Information has been updated to reflect the correct Cowardin Classification for Impact 21, please see below.

Table 2: Wetlands & Waters Impact Information

Impact ID	Wetland/Water Impact Description*	Wetland Impact Area		Ditch Impact Area		Apprx. Vol. of Fill below OHW	Cowardin Classification of Impacted Wetland/Water	Average Stream Flow	Drainage Area	DEQ Classification of Impacted Resource
(1,2, etc.)		s.f.	acres	L	s.f.	c.y.	(PEM, PSS, etc.)	c.f.s.	sq. mile	
1	F,NT,PE,V	6,075	0.14				PFO	n/a	n/a	VII
2a	F,NT,PE,V	2,650	0.06				PEM	n/a	n/a	VII
2b	F,NT,PE,V	8,496	0.20				PFO	n/a	n/a	VII
3a	F,NT,PE,V	5,763	0.13				PFO	n/a	n/a	VII
3b	F,NT,PE,V			151	574		Jurisdictional Ditch	n/a	n/a	VII
4	F,NT,PE,V	3,085	0.07				PFO	n/a	n/a	VII
5a	F,NT,PE,V	35,939	0.83				PFO	n/a	n/a	VII
5b	F,NT,PE,V	65,374	1.50				PFO	n/a	n/a	VII
6a	F,NT,PE,V	15,023	0.34				PFO	n/a	n/a	VII
6b	F,NT,PE,V			198	505		Jurisdictional Ditch	n/a	n/a	VII
7	F,NT,PE,V	6,192	0.14				PFO	n/a	n/a	VII
8	F,NT,PE,V	1,524	0.03				PFO	n/a	n/a	VII
9	F,NT,PE,V			704	3,763		Jurisdictional Ditch	n/a	n/a	VII
10	F,NT,PE,V	10,252	0.24				PFO	n/a	n/a	VII
11	F,NT,PE,V	9,003	0.21				PFO	n/a	n/a	VII
12	F,NT,PE,V			320	1,378		Jurisdictional Ditch	n/a	n/a	VII
13	F,NT,PE,V	1,491	0.03				PFO	n/a	n/a	VII
14a	F,NT,PE,V	1,969	0.05				PFO	n/a	n/a	VII
14b	F,NT,PE,V	1,564	0.04				PFO	n/a	n/a	VII
15	F,NT,PE,V	23,929	0.55				PFO	n/a	n/a	VII
16	F,NT,PE,V	1,956	0.04				PFO	n/a	n/a	VII
17	F,NT,PE,V	1,307	0.03				PFO	n/a	n/a	VII
18	F,NT,PE,V	2,199	0.05				PEM	n/a	n/a	VII
19	F,NT,PE,V	2,458	0.06				PFO	n/a	n/a	VII
20	F,NT,PE,V	10,892	0.25				PFO	n/a	n/a	VII
21	F,NT,PE,V	3,465	0.08				PFO	n/a	n/a	VII
22a	F,NT,PE,V	5,247	0.12				PEM	n/a	n/a	VII
22b	F,NT,PE,V	2,734	0.06				PFO	n/a	n/a	VII
Total		228,587	5.25	1,383	6,220					

* Use all that apply: F-fill, EX-excavation, S-Structure, T-tidal, NT-non-tidal, TE-temporary, PE-permanent, PR-perennial, IN-intermittent, EP-ephemeral, SB-subaqueous bottom, DB-Dune/Beach, IS-hydrologically isolated, V-vegetated, NV-non-vegetated, MC-mechanized clearing of PFO

4. **“Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map” dated 11/20/2019 and “Table 2: Wetlands and Waters Impact Information” in the permit application reflect different impact areas for Impact 3a.**

“Table 2: Wetlands and Waters Impact Information” and “Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map” have been updated to reflect the true Impact area for impact 3a. See Table 2 above and the attached revised impacts map. The required mitigation table has also been updated to reflect these changes. The required compensatory mitigation table has been updated as well. Please see Table 3 below.

Table 3: Required Compensatory Mitigation			
Cowardin	s.f.	acres	Credits
PFO	218,491	5.02	10.04
PEM	10,096	0.23	0.23
Total Compensation:	228,587		10.27

5. **All existing/proposed contours and structures must be displayed on the impacts mapping.**

All required components of impact mapping have been incorporated into the attached revised impacts map dated 12/12/2019.

6. **If the ditches onsite are vegetated and contain wetlands, they will need to be incorporated in the mitigation calculation. If the ditches are non-vegetated, they can be viewed as open water and can be excluded from impact calculations.**

The ditches onsite were confirmed as jurisdictional ditch following the RK&K delineation. Based on site photos and site visits it was determined that these ditches were not vegetated and would be considered open water ditches. Per 9VAC 25-210-60.5, these ditches would not be included in any impact calculations or required mitigation for a 401 permit. Additionally, the VWP open water exclusion checklist has been completed for these ditches (see Attachment 2: Open Water Exclusion Checklist).

7. **Is there any CBPA Resource Protection Area (RPA) onsite? If so, will there be any impact to the RPA?**

Based on a site visit there is no RPA onsite. This is supported by the PJD which does not depict any stream features onsite. This finding will be submitted to and approved by Hanover County as part of the plan review process.

8. **It appears there may be a secondary impact to the wetlands immediately west of impacts 6a and 6b as depicted on the impact map. Please provide additional information as to why these wetlands would not be secondarily impacted.**

Based on the existing contours (flat topography) associated with that location. It does not appear that pad construction would create a draining effect on the wetland. The remainder of the wetland that is unimpacted will continue to receive adequate hydrology due to precipitation events as well as adjacent sheet flow. The soils in that location are mapped/classified as Coxville series loams. These loams are typically poorly drained and possess moderately slow permeability. This is likely due to the fact

percentages of clay can be found in the profile beginning at 11-13 inches, according to information provided by the USDA.

9. Please explain how impact 14 will not create secondary impacts to the wetlands between the pad site and Ashcake Rd?

Secondary impacts to the wetlands between the developed site and Ashcake Road are unavoidable. The impact map has been updated according. These impacts will be included in the required mitigation calculations as well.

10. Please explain how impact 9 will not create secondary impacts to the wetlands between the pad site and Ashcake Road?

Impact 9 is classified as a non-vegetated open water ditch which is excluded from the jurisdiction of VWP permits, therefore there will be no secondary impacts associated with impact 9 (see Attachment 2: Open water exclusion checklist).

11. How will hydrology be maintained for Impact 3 / cross section 3?

A culvert has been added to impact 3 in order to maintain hydrology between aquatic resources associated with impact 3. This is reflected in Attachment 1: Figure 5: Preliminary Wetlands and Waters of the U.S. Impact Map revised 12/12/2019 and Attachment 3: Revised Cross Section Exhibit.

12. How will hydrology be maintained for Impact 22 / cross section 7?

A culvert will be installed in order to maintain hydrology between the aquatic resources associated with this impact. The cross section has been aligned in such a way to display the culvert profile and the culvert has been displayed on the updated wetland impact map (See Attachment 1 and 3).

13. Currently the permit application fee is \$9,880 based on the proposed impacts.

Once the proposed impacts are quantified based on Attachment 1 and Table 2, above, the permit application fee will be reassessed. Once the final permit application fee is determined the Applicant will then pay the fee.

14. Please expand upon onsite avoidance and minimization efforts, specifically relating to the stormwater management plan.

a. Can another vertical level be added to a building to decrease the overall building footprint?

The proposed building heights are already near the maximum allowable height based on municipal and zoning regulations. Therefore, another level cannot be added to the facility.

b. Can the building footprint be reduced and still meet the Applicant's purpose and need?

The proposed configuration is the most efficient based on a review of others large scale distribution facilities in the industry and other similar facilities. Using a different layout would mean a less efficient operation and would also require a larger building to be built. The Pottsville, PA facility is arranged in two non-contiguous warehouses, which occupy the same

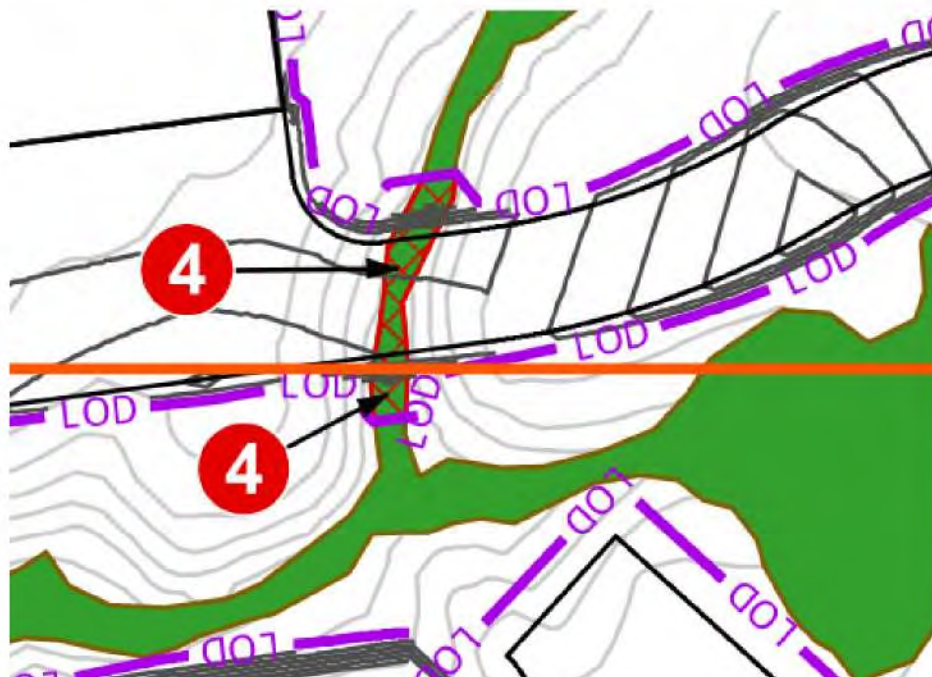
approximate 1.1 million square feet. While the building footprint is similar the proposed facility will provide increased operational facility compared to the existing facility.

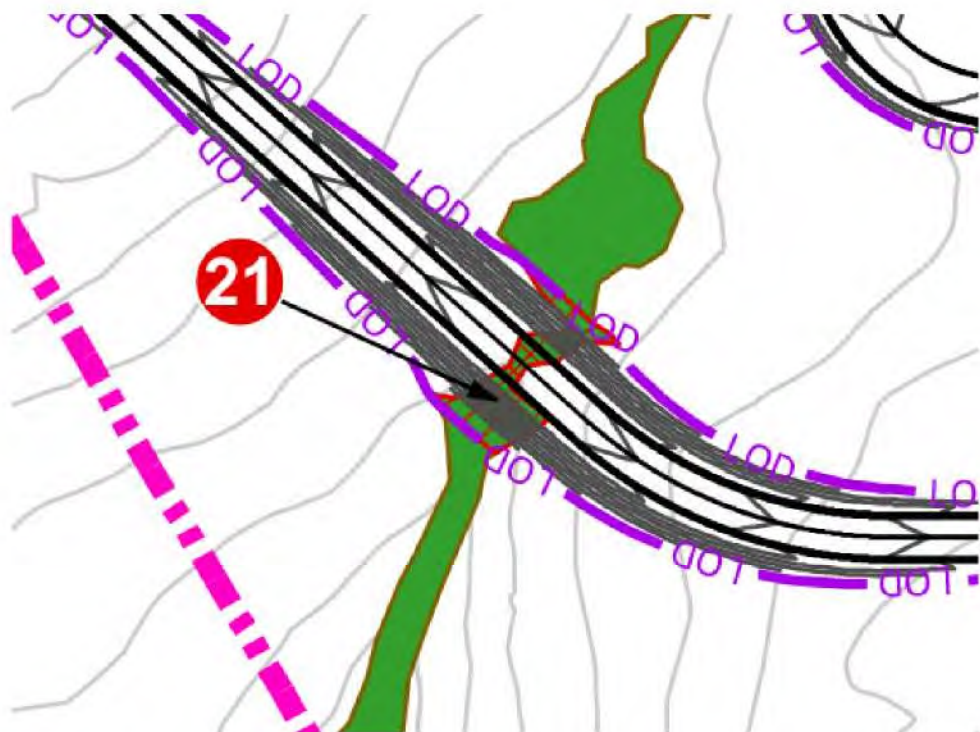
c. Are minimum requirements with respect to local ordinances such as parking and road entrances met.

The parking spot allotment is dictated by the required employee parking spaces, as the facility will employ upwards of 700 people upon project completion, as well as the required truck and trailer access and facilities. There will be one primary access off of Sliding Hill Road as well as a secondary access road to Ashcake Road. Additionally, there will be two gated emergency access roads to the facility.

d. Can road or utility alignments be reconfigured? Crossings should occur perpendicular to and in the narrowest area of surface waters.

Based on the required site layout road alignments cannot be realigned without creating additional impacts. Utility crossings have been designed in accordance with roadway crossings in order to reduce the number and area of impacts to surface waters. Impacts 4 and 21, displayed below, are examples of how crossings have been designed to transect the aquatic resources in the narrowest sections. Roadway, building, and stormwater management facilities have been designed in such a way that wetland 10 on Attachment 4: Confirmed WOUS Map (pending reconfirmation) are minimally impacted. Care has been taken to design these facilities so that they do not laterally impact this feature, all road crossings have been designed to perpendicularly cross this resource.





e. Can stormwater conveyances and treatment be reconfigured to maintain flow in downstream surface waters and mimic pre-construction storm flows?

Due to the flat and expansive nature of the proposed site development, storm sewer pipes cannot daylight in the eastern areas of the site without globally raising the site grading in a way that makes earthwork unfeasible. Curb cuts are not desired as they would become quickly overtaxed by the 100% impervious contributing drainage area. Curb cuts would also defeat the primary intent of the curb in this instance which is to prevent trailers from being backed up into a light pole or the perimeter fence. Releasing drainage in this manner would likely create a quality compliance problem as curb cuts achieve zero pollutant removal.

f. Are stormwater management facilities the minimum area and volume necessary to meet Virginia Stormwater Management Program requirements?

The proposed wet pond has been sized to provide compliance with the minimum requirements of the Virginia Stormwater Management Program. These requirements include energy balance, channel and flood protection.

g. Will stormwater management facilities, other ponds, ditches, swales or other excavation drain or otherwise alter hydrology of nearby surface waters?

The main stormwater management facility outflow has been designed to maintain and mimic existing drainage conditions to nearby Totopotomoy Creek. There are no other nearby surface waters anticipated to be impacted by proposed construction activities.

h. Can stormwater management facilities be sited outside of streams and wetlands?

Yes, the main stormwater management facility has been sited outside of the on-site jurisdictional wetlands.

i. Can the use of pipes be minimized?

The flat and expansive nature of the site precludes releasing internal site drainage as sheet flow at the limits of disturbance. An abundance of local sumps, and therefore the use of piping, are necessary to make site earthwork feasible.

j. Can LID stormwater techniques be used to reduce impervious areas and the need for larger stormwater retention/treatment areas?

The impervious areas proposed are all necessary for the adequate flow of truck traffic and personnel on-site during working hours. Parking spaces, drive aisles, and curbing is sited at the minimum offsets/spacing needed as directed by the distribution center end user.

15. Please elaborate as to why the Flippo Site and Blenheim Site are not viable offsite alternatives.

Alternative 1, referred to as the Flippo Site, is located southwest of the intersection of Interstate 95 and Kings Dominion Highway (see Figure 6: Offsite Alternative, Flippo Site). The site consists entirely of pine plantation on a single tax parcel. The zoning for the Flippo site is currently A-1, as such a conditional use permit or rezoning proffer may need to be secured. While site access and road infrastructure improvements are sub-par the proximity to Interstate 95 makes the Flippo Site a viable option. However, the site is in close proximity to the Kings Dominion theme park and would likely utilize the same access junction to Interstate 95. As such the potential exists for increased congestion and reduced traffic safety when accessing the interstate. Approximately 15 acres of jurisdictional wetlands would be permanently impacted as a result of project implementation at the Flippo Site. At a rate of \$35,000 per wetland mitigation credit required mitigation costs will be approximately \$694,750 more expensive than the preferred alternative. Due to its current use as pine plantation this option would include 130+ acres of tree clearing and the construction of sewer, waterline, and electricity infrastructure to the interior of the site. **Based on these factors the Flippo Site is not a viable site for development of the proposed facility.**

Alternative 2, referred to as the Blenheim Site, is located off of Hickory Hill Road east of Interstate 95 and Ashland, Virginia (see Figure 7: Offsite Alternative, Blenheim Site). The majority of the site consists of mixed pine hardwood forest, as well as clear cut land. The site consists of one parcel totaling approximately 505.9 acres and is zoned as A-1, as such a conditional use permit or rezoning proffer may need to be secured. Additional constraints that would hinder development of the Blenheim Site include significant resource protection area onsite, as well as an overhead electrical easement that bisects the Site. The most practicable site layout would result in approximately 33.9 acres of wetland impacts according to National Wetland Inventory mapping. This would result in an increase of approximately \$2,017,750 in required mitigation costs compared to the preferred alternative. **Based on these factors the Blenheim Site is not a viable site for development of the proposed facility.**

Additional Information:

Due to minor site layout adjustments necessitated by proposed storm pipe alignment along impact 5 and the need to increase the fill in along the edge of the trailer parking area to direct drainage back towards the site to avoid conflicts with the existing AT&T easement with storm pipe along impacts 18 and 19. These adjustments result in an increase of approximately square feet of PFO Impact (see Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map revision date 12/12/2019. These changes have been incorporated into Attachment 1 and Table 2, above.

Follow-up Tasks:

The updated delineation map (Attachment 4) submitted by RK&K is currently pending reconfirmation by Ms. Elaine Holley (copied). Timmons Group will contact Ms. Holley to inquire upon the status of the confirmation. Upon receipt of the updated PJD Timmons Group will transmit a copy to Mr. Jones.

Cc: Ms. Elaine Holley – USACE (Elaine.K.Holley@usace.army.mil)

Attachments:

1. Figure 5: Preliminary Wetlands and Waters of the U.S. Impact Map revised 12/12/2019
2. Open Water Exclusion Checklist
3. Revised Cross Sections Exhibit
4. Confirmed WOUS Map (pending reconfirmation)

Attachment 1:
Figure 5: Preliminary Wetlands and
Waters of the U.S. Impact Map
revised 12/12/2019



Impacts Table				
Impact ID	Wetland (sq. ft.)			Ditch Permanent Impact (sq. ft.)
	Temporary	Permanent	Secondary	
1	6,075			
2a	2,850			
2b	5,466			
3a	5,763			
4	3,038			161 574
5a	35,309			
5b	68,374			
5c	15,023			
6				196 505
7	6,192			
8	1,524			
9				704 3,763
10	10,252			
11	3,003			
12				320 1,378
13	1,491			
14a	1,969			
14b			1,584	
15	23,323			
16	1,866			
17	1,307			
18	2,188			
19	2,455			
20	10,282			
21	3,488			
22a	5,247			
22b	2,734			
Total	0 sq. ft. 0.00 ac	227,023 sq. ft. 5.21 ac	1,584 sq. ft. 0.04 ac	1,382 sq. ft. 0.14 ac

Legend

- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading

Sheet 2

Sheet 3

Sheet 4

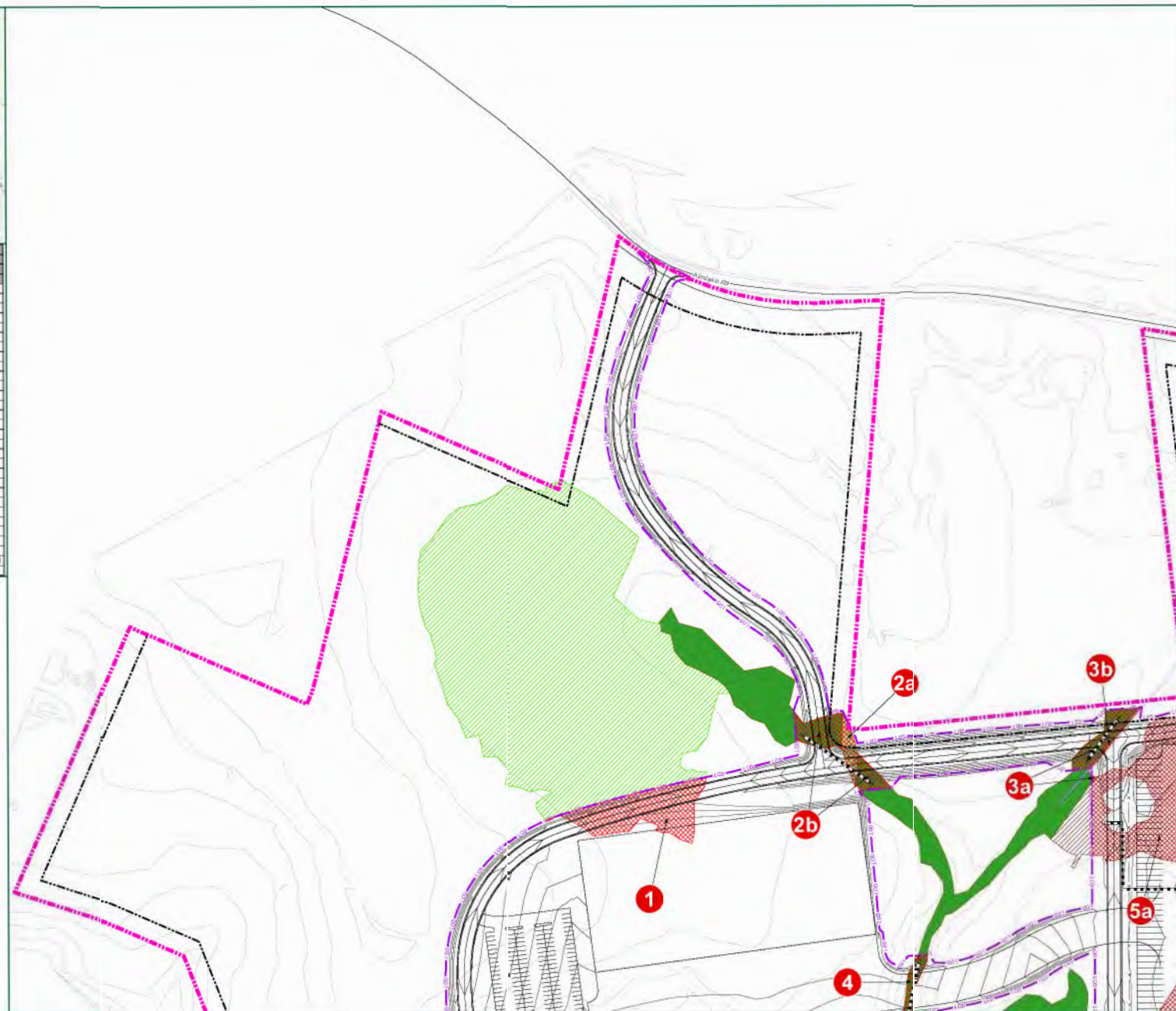
Sheet 5





Impacts Table					
Impact ID	Wetland (sq. ft.)			Ditch	
	Temporary	Permanent	Secondary	00	01
1	0.075				
2a	2,850				
2b	5,486				
3a	5,763				
3b				161	574
4	3,058				
5a	35,309				
5b	65,374				
5c	15,363				
6				166	505
7	6,152				
8	1,524				
9				704	3,763
10	10,252				
11	3,003				
12				320	1,375
13	1,491				
14a	1,969				
14b			1,564		
15	23,929				
16	1,666				
17	1,307				
18	2,159				
19	2,458				
20	10,892				
21	3,455				
22a	5,247				
22b	2,734				
Total	0 sq. ft. 0.00 ac	227,023 sq. ft. 5.21 ac	1,564 sq. ft. 0.04 ac	1,382 ft.	6,220 sq. ft. 0.14 ac

- Legend**
- Project Study Limits - 217.3 Acres
 - Limits of Disturbance - 140.2 Acres
 - Wetland/Ditch Impact
 - Permanent Wetland/Ditch Impact
 - Secondary Wetland Impact
 - 10% Palustrine Forested (PFO) Wetlands
 - 30% Palustrine Forested (PFO) Wetlands
 - 100% Palustrine Forested (PFO) Wetlands
 - Palustrine Emergent (PEM) Wetlands
 - Palustrine Scrub-Shrub (PSS) Wetlands
 - Ditch
 - RIPRAP
 - Property Setback
 - Proposed Fence
 - Proposed Culverts
 - Proposed Grading
 - Existing Grading



TIMMONS GROUP
YOUR VISION. ACCELERATED THROUGH OURS.
1001 West 22nd Street
Birmingham, AL 35202
www.timmons.com

PROJECT TIGER
HANOVER COUNTY,
VIRGINIA

DATE: 11/06/18
PROJECT: 50006
CLIENT: PROJECT TIGER
PROJECT LEADER: A. MENFOLD

Waters of the U.S. within the project study boundary have been identified using the National Wetlands Inventory (NWI) data, as approved by the U.S. Army Corps of Engineers. Project impacts are approximate. Topography based on USGS LIDAR. Classification: Stream. Considerations are based solely on field observations. No formal stream assessment methodology was completed to determine these boundary classifications.

These data were collected in accordance with the National Wetlands Inventory (NWI) data, as approved by the U.S. Army Corps of Engineers. Project impacts are approximate. Topography based on USGS LIDAR. Classification: Stream. Considerations are based solely on field observations. No formal stream assessment methodology was completed to determine these boundary classifications.

FIGURE 5:
PRELIMINARY
JURISDICTIONAL
WATERS OF THE
U.S. IMPACTS MAP



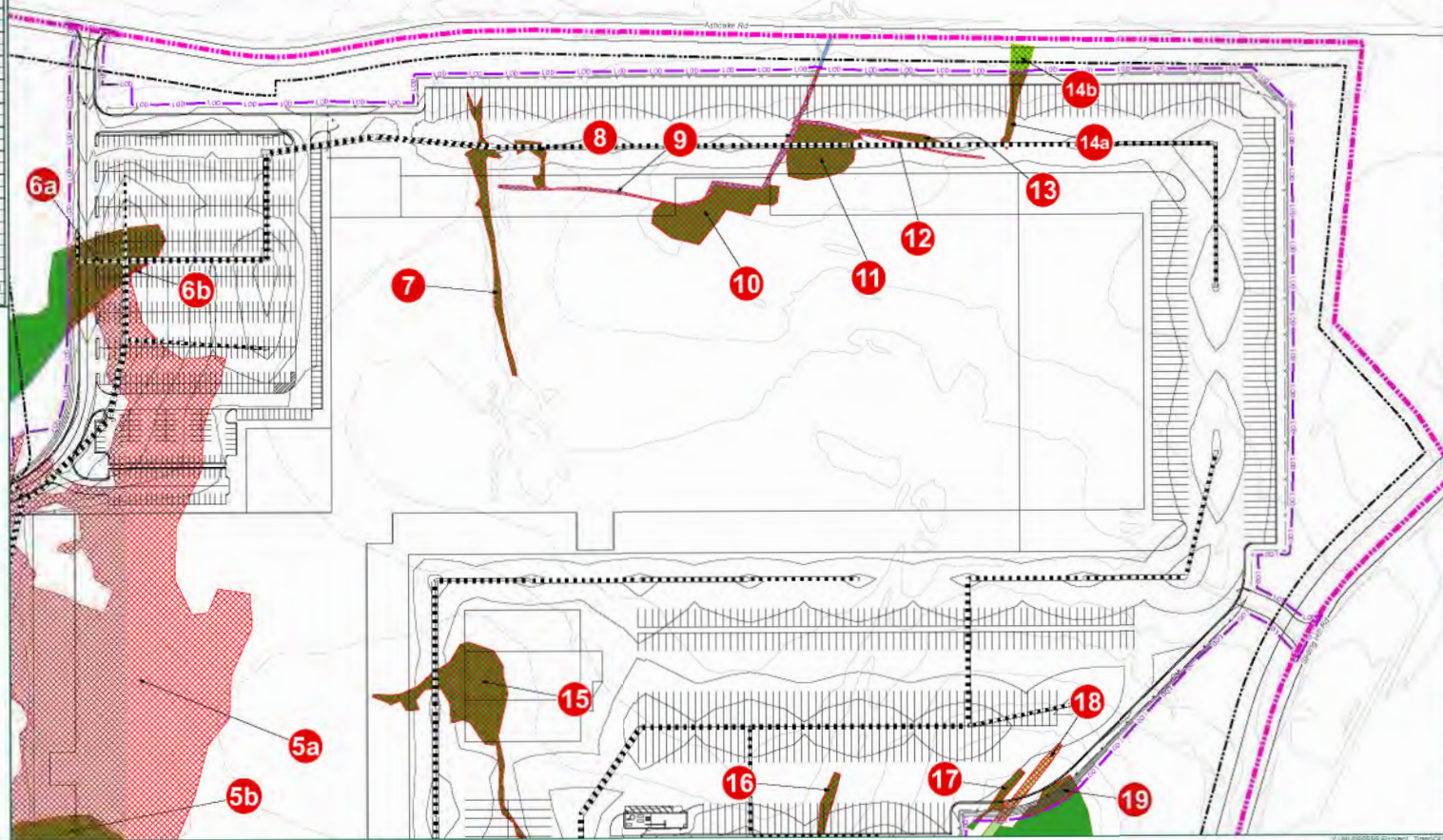
Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map



Impacts Table:				
Impact ID	Wetland (sq. ft.)			Urban Permanent Impact
	Temporary	Permanent	Secondary	
1	0.015			
2a	2,850			
2b	8,496			
3a	5,765			
3b			181	574
4	3,035			
5a	28,330			
5b	65,574			
5c	15,023			
6a			136	306
6b	18,132			
7	1,524			
8			704	5,765
9	11,252			
10	9,003			
11			320	1,379
12	1,481			
13	1,869			
14a			1,504	
14b				
15	23,323			
16	1,868			
17	1,307			
18	2,158			
19	2,481			
20	10,292			
21	3,468			
22a	5,247			
22b	2,734			
Total	0 sq. ft.	227,022 sq. ft.	1,564 sq. ft.	6,220 sq. ft.
	0.00 ac.	5.21 ac.	0.04 ac.	0.14 ac.

Legend

- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading

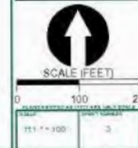


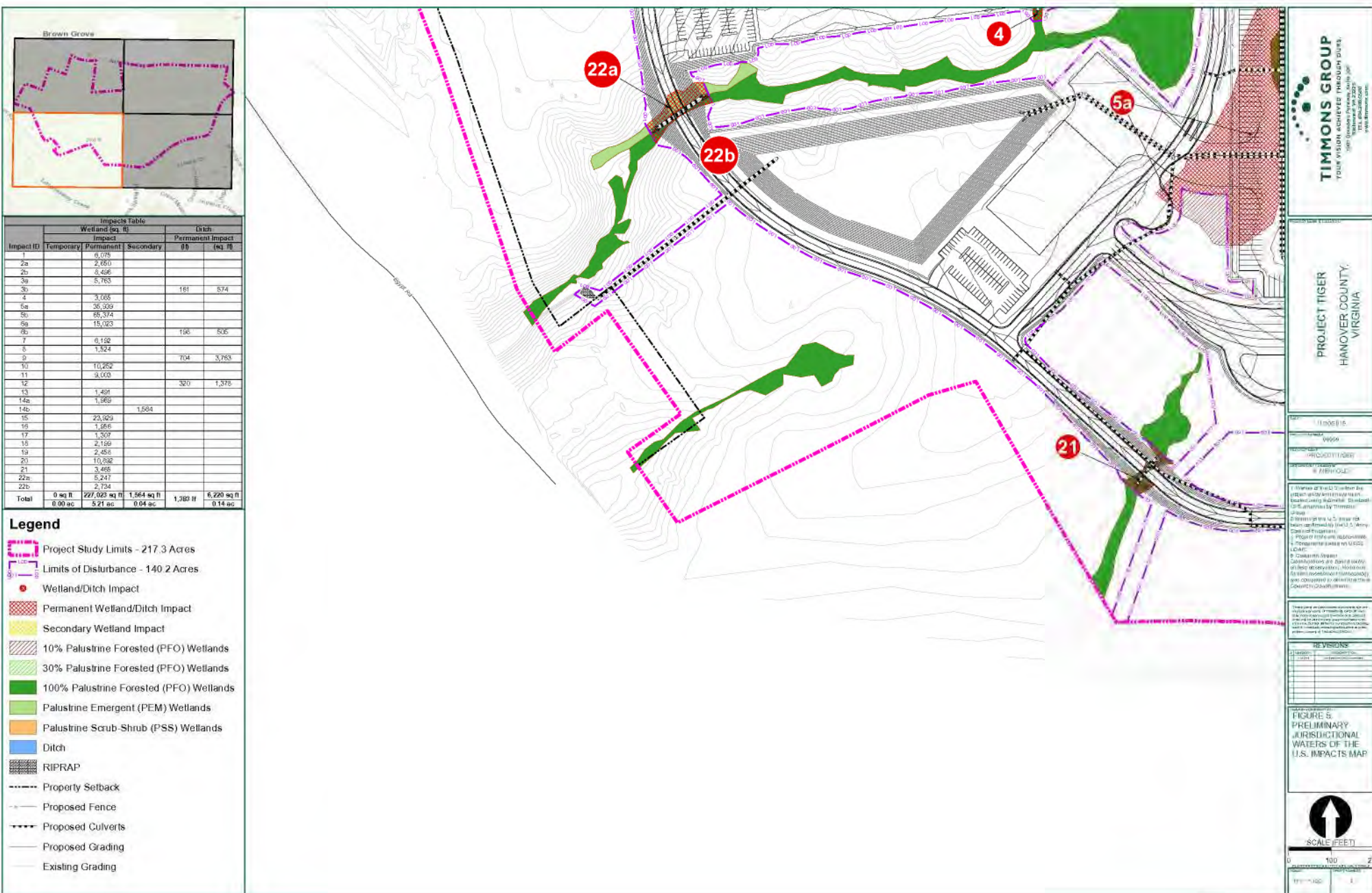
PROJECT TIGER HANOVER COUNTY, VIRGINIA

DATE	11/08/18
PROJECT NUMBER	59006
PROJECT NAME	PROJECT TIGER
PROJECT LOCATION	A 1500'x100'
1. Waters of the U.S. within the project study limits have been located using national, state, and local data sources.	
2. Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers.	
3. Project limits are approximate.	
4. Topography is based on USGS LIDAR.	
5. Classification System: Classifications are based on the National Wetland Inventory (NWI) and the National Wetland Inventory (NWI) was compared to determine these Classifications.	

REVISIONS	DATE	BY	DESCRIPTION
1	11/08/18	JM	Initial Design
2	11/08/18	JM	Final Design

FIGURE 5:
PRELIMINARY
JURISDICTIONAL
WATERS OF THE
U.S. IMPACTS MAP







Impact ID	Wetland (sq. ft)			Ditch	
	Temporary	Permanent	Secondary	00	01
1	0.05				
2a	2,650				
2b	6,496				
3a	5,763				
4	3,038			161	574
5a	36,369				
5b	69,374				
5c	15,363				
6				190	55.6
7	6,132				
8	1,524				
9				704	2,763
10	10,282				
11	3,003				
12				320	1,376
13	1,491				
14a	1,069				
14b			1,504		
15	23,029				
16	1,666				
17	1,307				
18	2,169				
19	2,458				
20	10,282				
21	2,458				
22a	5,247				
22b	2,734				
Total	0 sq. ft	227,022 sq. ft	1,564 sq. ft	1,382 ft	6,220 sq. ft
	0.00 ac	5.21 ac	0.04 ac		0.14 ac

Legend

- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading



Attachment 2: Open Water Exclusion Checklist



Open Water Exclusion Checklist

In accordance with 9VAC25-210-60.6, impacts to open waters that do not have a detrimental effect on public health, animal life, or aquatic life or to the uses of such waters for domestic or industrial consumption, recreation, or other uses do not require a VWP permit. *Note: This checklist does not apply to other VWP permit exclusions, such as but not limited to farm ponds, certain mining activities, certain activities in BMPs and/or stormwater management facilities, or certain surface water withdrawals.*

This summary sheet is intended to assist staff in determining whether open water impacts require permitting under the VWP Permit Program. ***Please be advised that a U.S. Army Corps permit may still be required to authorize work in open water resources.***

What activities does the applicant propose to conduct in the open water feature?

Fill will be placed into the open water features in order to facilitate site grading.

What is the area (in square feet) of open water that will be affected by the activity?

6,220 square feet.

Answering yes to any of the questions below warrants specific consideration, and may require permit regardless of the results of the evaluations in Tables I, II, and/or III.

Parameter	Yes	No	NA
Is the waterbody used to support a surface water withdrawal purpose, such as altering an existing public water supply, irrigation, more-than-passive recreation, power generation, or aquaculture? (If yes, to be forwarded to OWS).		X	
Will there be detrimental effect on public health?		X	
Is the waterbody hydrologically-connected to a downstream resource subject to a TMDL?		X	
Is the open water feature owned by multiple property owners?		X	
Are there any threatened or endangered species or anadromous fish concerns with this waterbody?		X	
Will the impact result in a detrimental effect on other designated uses, such as recreational or industrial use?		X	

I. Open Water Fill

Answering Yes to any of the below yields a permitted activity

Parameter	Yes	No	NA
Does the open water have fringe wetlands, including seasonally emergent wetlands within mean high water (tidal) or ordinary high water (non-tidal) that will be impacted by the dredging? (<i>Note: filling of the open water feature itself may be excluded from permitting on a case by case basis.</i>)		X	
Does the open water have direct hydrologic connectivity to both upstream and downstream surface water resources, including wetlands, and will the fill cause adverse impacts to the hydrology of those resources?	X		



II. Dredging Activities

Answering Yes to any of the below generally yields a permitted activity

Parameter	Yes	No	NA
Does the project involve dredging of more than 5,000 cubic yards in a nontidal water body in 12-month period?			
Is the project proposing insufficient measures to reduce turbidity during dredging operations?			
Is there a risk that dredging or return flow could negatively affect water quality, or otherwise cause a violation of an acute Water Quality Standard?			
Will the dredging activity deepen the open water to a depth exceeding 8 feet* (and thus have potential water quality effects) without incorporating design features to mitigate potential water quality concerns?			

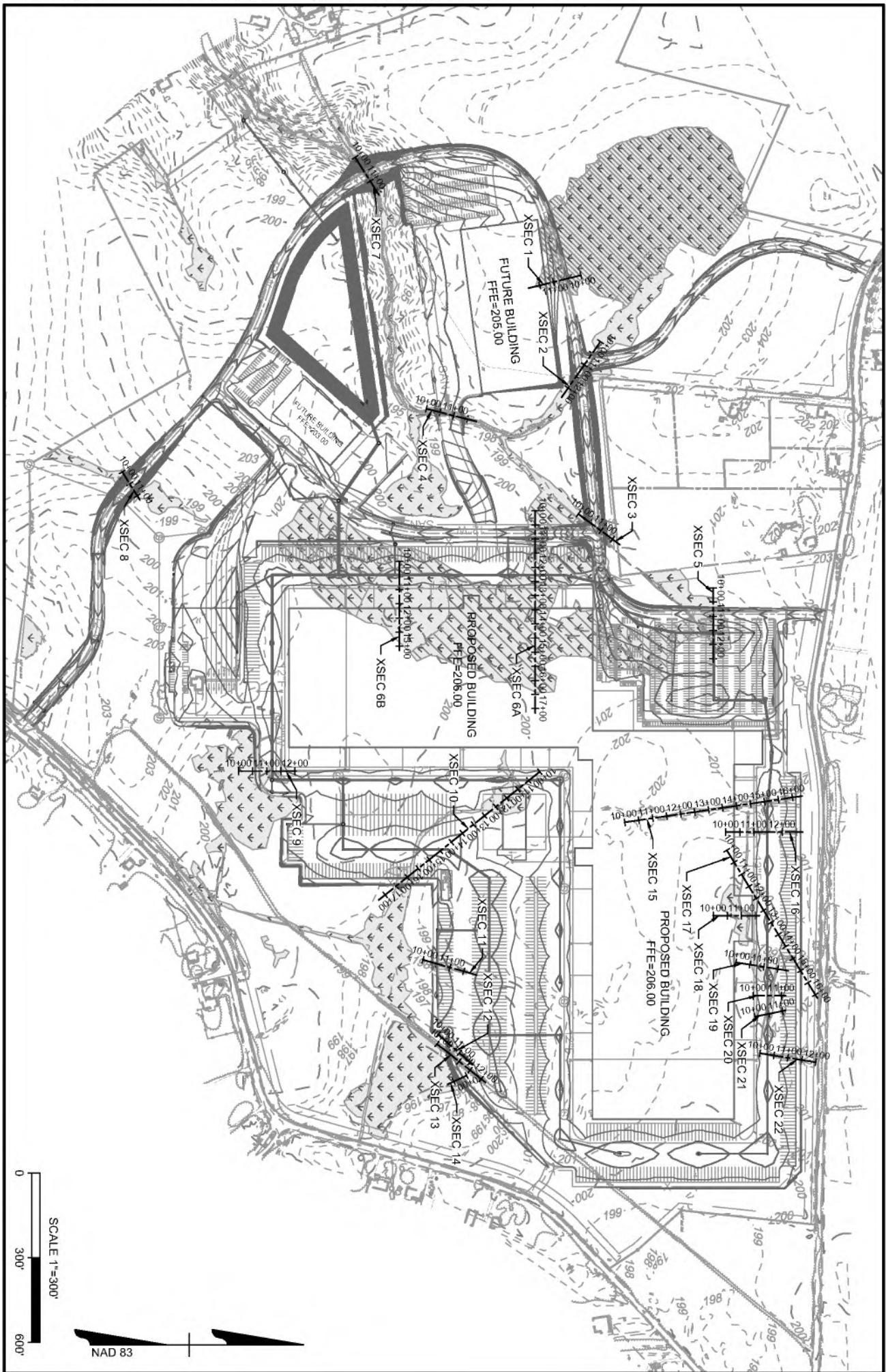
III. Converting existing open water to a BMP

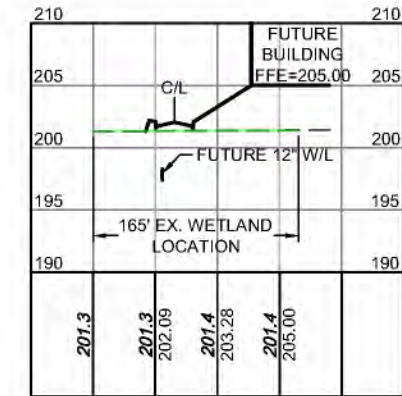
Answering Yes to the below generally yields a permitted activity

Parameter	Yes	No	NA
Will the conversion to a BMP negatively affect downstream flow (for headwater systems or in-line systems with inflow from intermittent/ephemeral stream channels)?			
Will the dredging activity deepen the open water to a depth exceeding 8 feet* (and thus have potential water quality effects) without incorporating design features to mitigate potential water quality concerns?			

*This is intended to capture concerns regarding thermal stratification of open water features at depths exceeding 8 feet. The deepening of an open water feature that will result in thermal stratification may have downstream water quality implications, especially in consideration of spring and fall turnover with regards to nutrient loadings and hypoxic/anoxic waters.

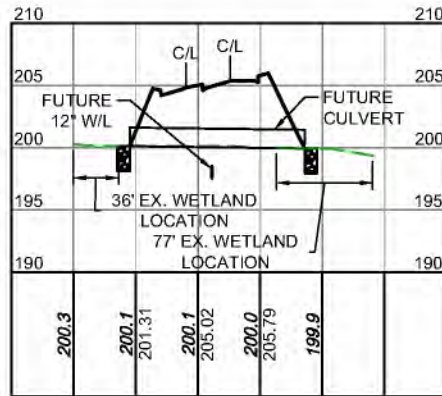
**Attachment 3:
Revised Cross Sections Exhibit**





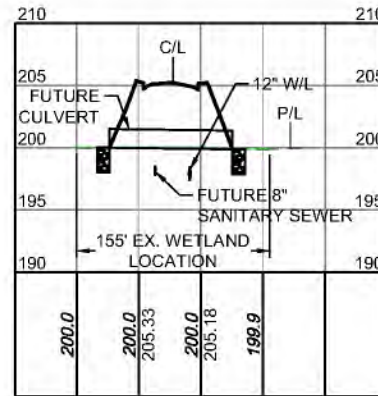
XSEC 1 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



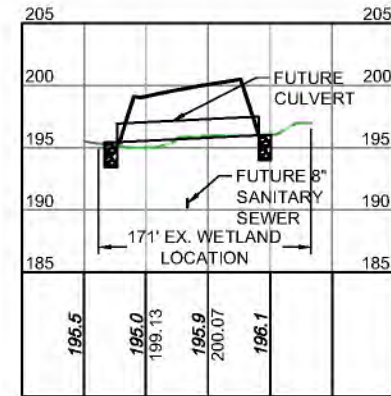
XSEC 2 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



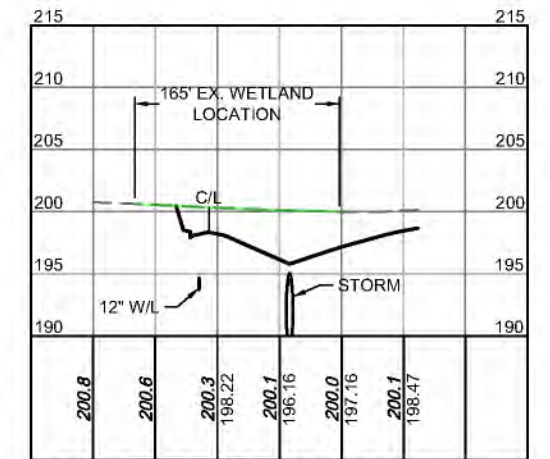
XSEC 3 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



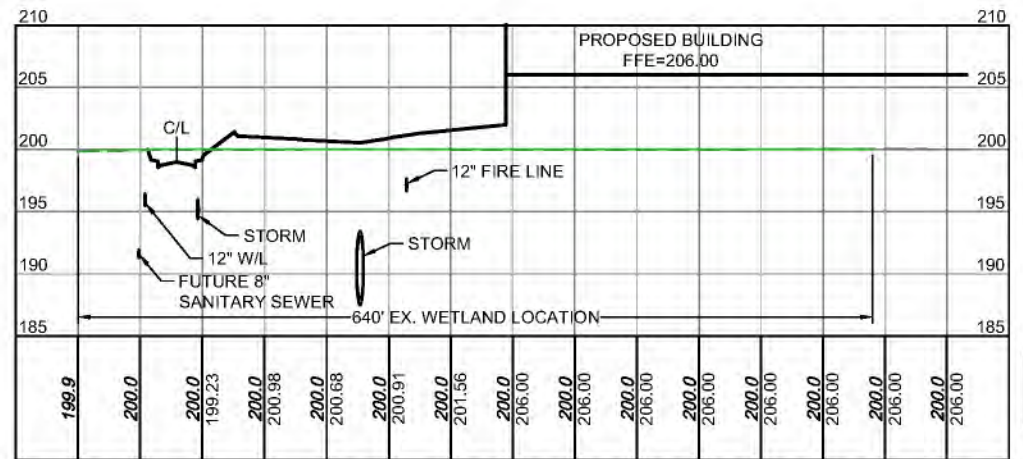
XSEC 4 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



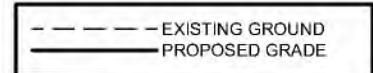
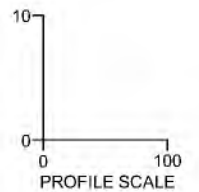
XSEC 5 PROFILE

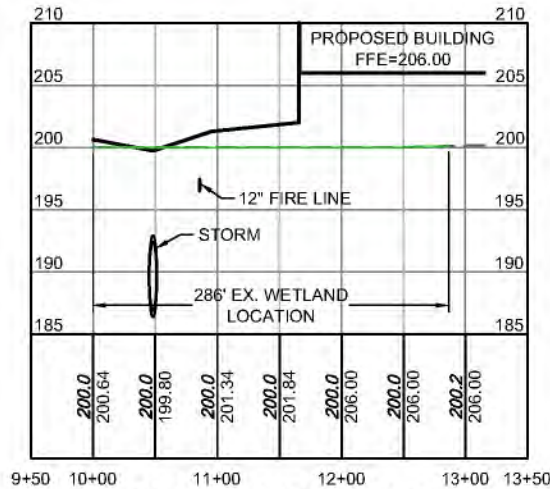
HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



XSEC 6A PROFILE

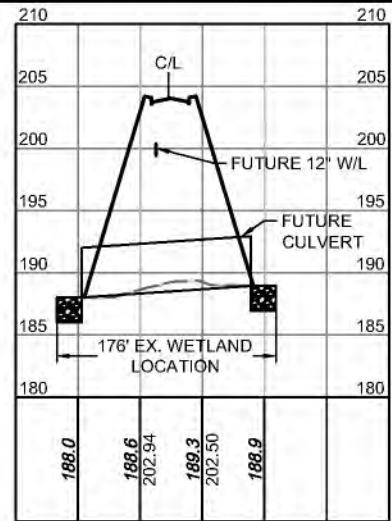
HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'





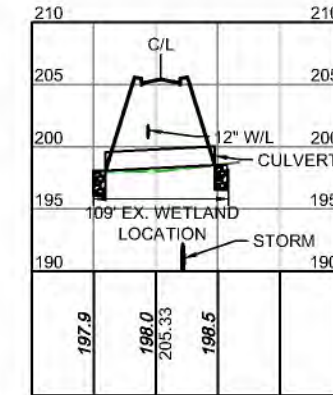
XSEC 6B PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



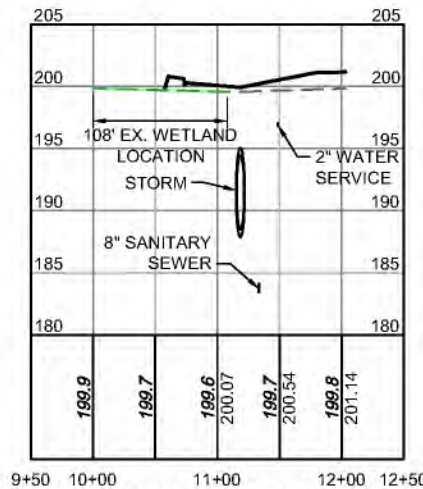
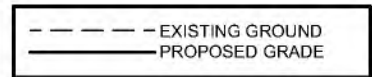
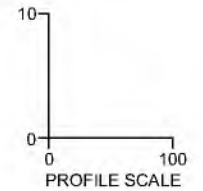
XSEC 7 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



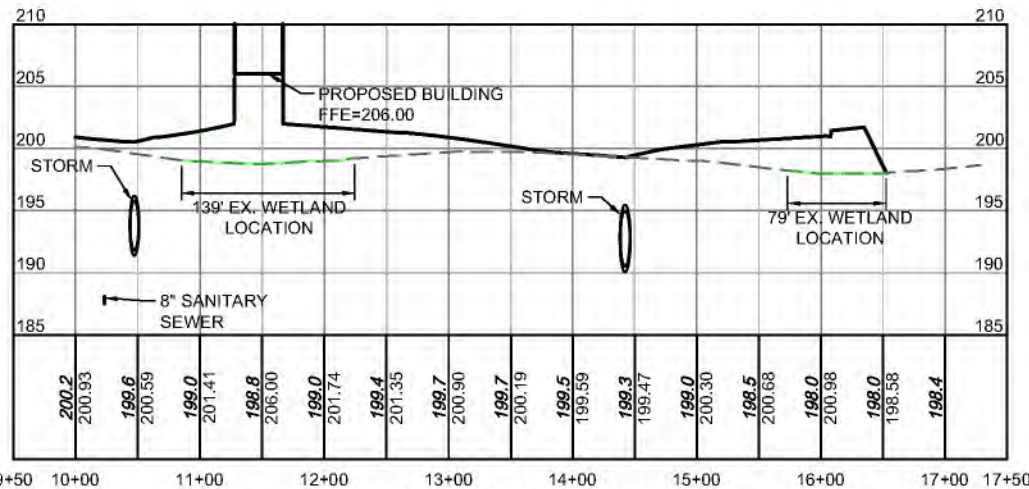
XSEC 8 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



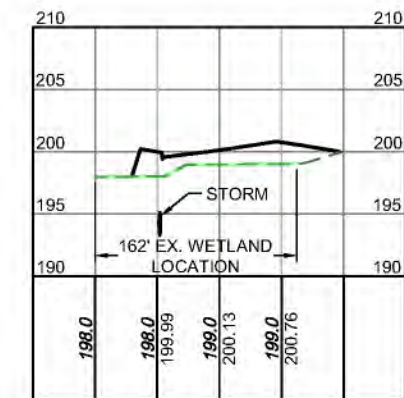
XSEC 9 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



XSEC 10 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



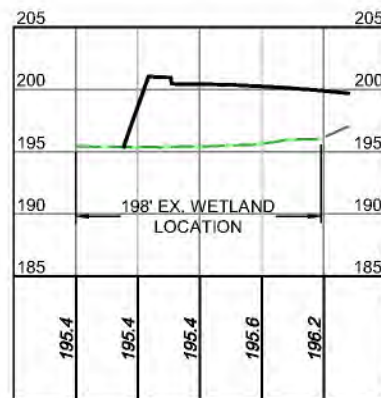
XSEC 11 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



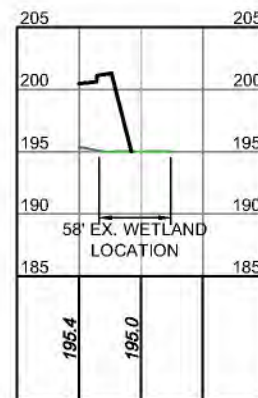
XSEC 12 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



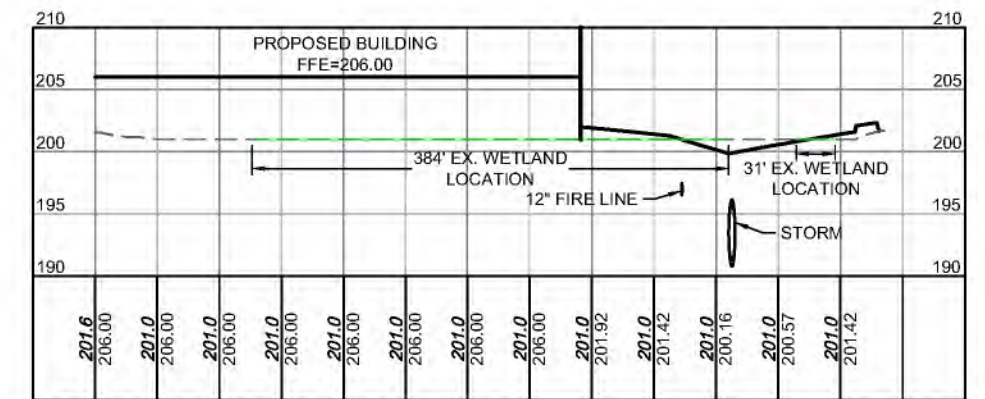
XSEC 13 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



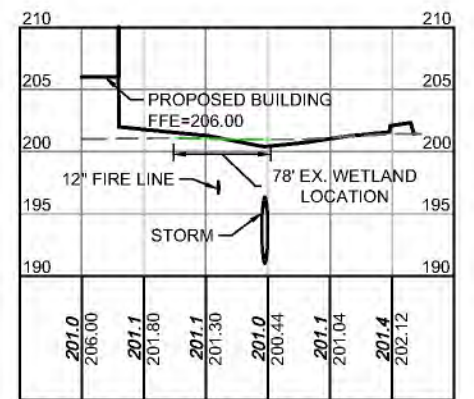
XSEC 14 PROFILE

HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



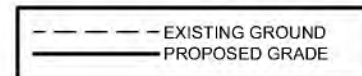
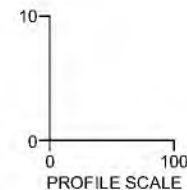
XSEC 15 PROFILE

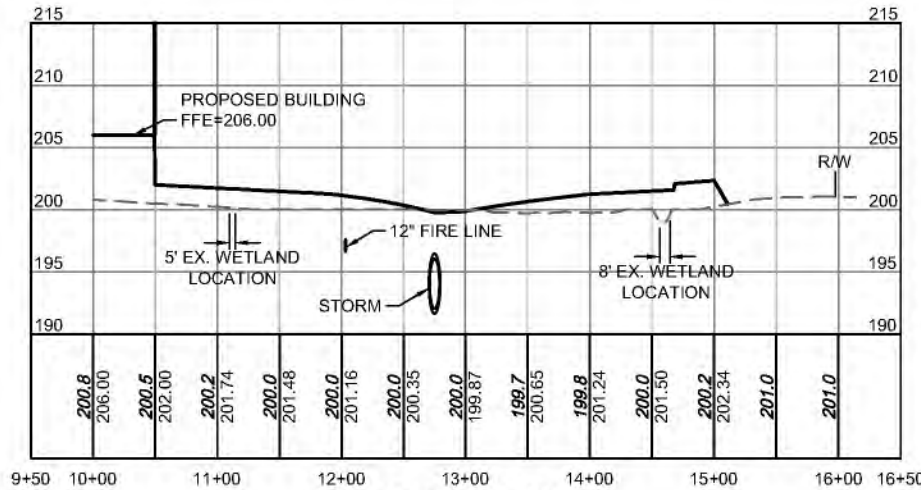
HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'



XSEC 16 PROFILE

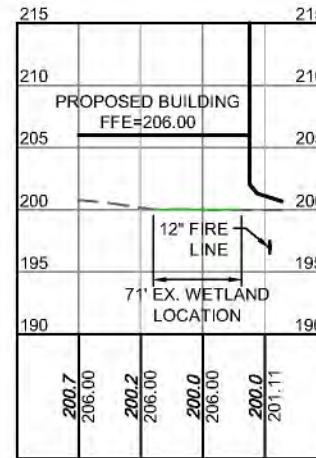
HORIZ SCALE: 1"=300'
VERT SCALE: 1"=30'





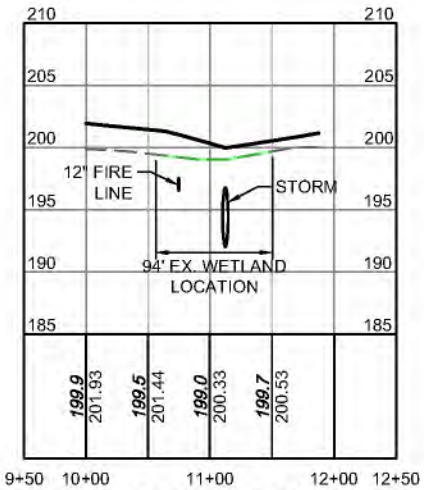
XSEC 17 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



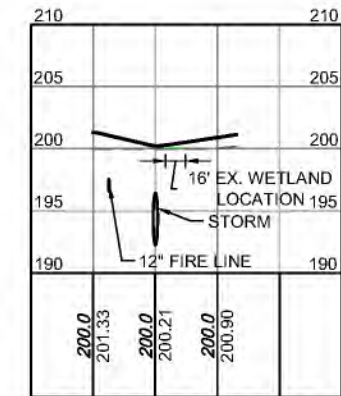
XSEC 18 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



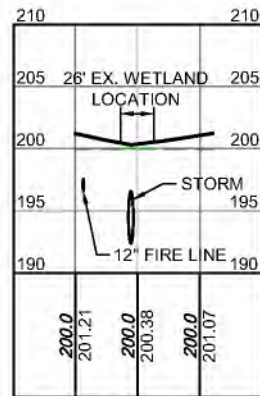
XSEC 19 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



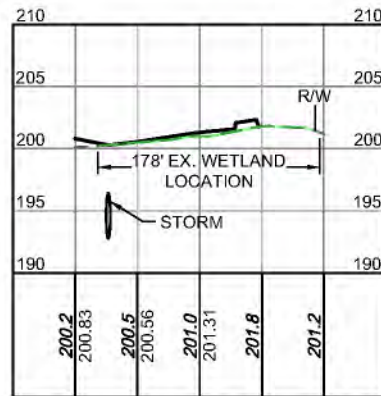
XSEC 20 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



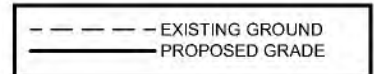
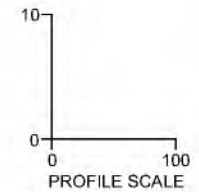
XSEC 21 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'

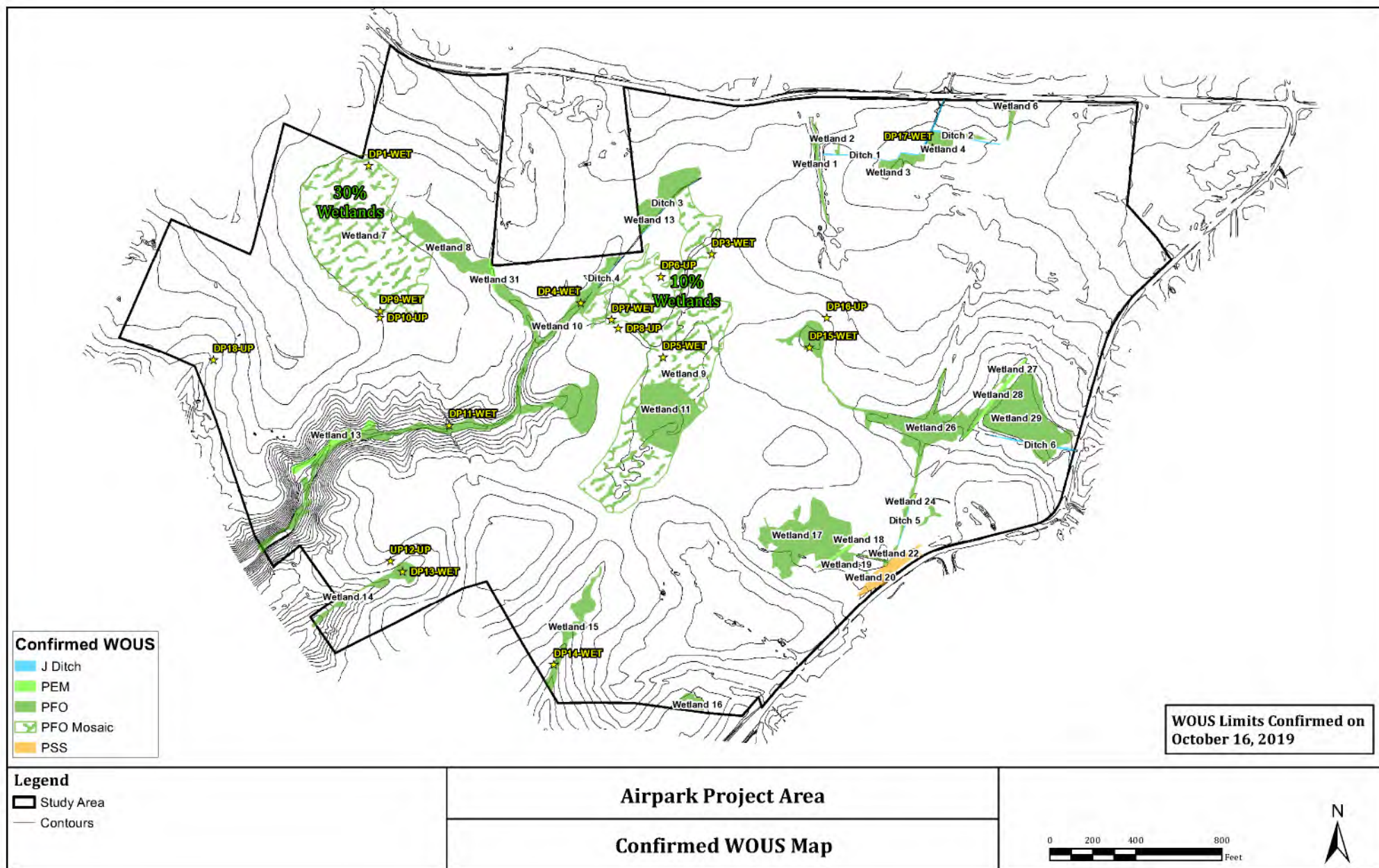


XSEC 22 PROFILE

HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



**Attachment 4:
Confirmed WOUS Map (pending
reconfirmation)**



Page intentionally left blank to represent
transition to DEQ's December 16, 2019
Additional Information Request Letter and the
Applicant's response information dated
December 17, 2019 & December 20, 2019.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

PIEDMONT REGIONAL OFFICE

4949-A Cox Road, Glen Allen, Virginia 23060

(804) 527-5020 Fax (804) 527-5106

www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

James J. Golden
Regional Director

December 16, 2019

Hanover County Economic Development
Attn: Mr. E. Linwood Thomas IV
8200 Center Path Lane, Suite E
Mechanicsville, VA 23116

SENT VIA EMAIL:
elthomas@HanoverVirginia.com

RE: Joint Permit Application Number 19-2036
Project Tiger
Hanover County, Virginia
Additional Information Request Letter

Dear Mr. Thomas:

The Virginia Department of Environmental Quality (DEQ) received your application for the above-referenced project on December 2, 2019. DEQ finds that your project qualifies for authorization under the Virginia Water Protection (VWP) Permit in accordance with 9 VAC 25-210-130 B and 9 VAC 25-210-10 et seq; however, the following information is required to complete your application under the VWP Permit Program.

1. In accordance with 9 VAC 25-210-80 B 1.h.(4), please provide a valid jurisdictional determination that includes the entire project limits. Currently, the jurisdictional determination appears to exclude a portion of the project from the study area, near proposed Impact 2a.
2. In accordance with 9 VAC 25-210-80 B 1.h, please provide detailed information describing how the remaining wetlands up gradient of Impact 22 will not be secondarily impacted as a result of this project. Will remaining surface waters still receive adequate hydrology post construction?
3. In accordance with 9 VAC 25-210-80 B 1.i, what is the purpose of the limits of disturbance (LOD) extension where it extends to the project limits southeast of Impact 21?
4. In accordance with 9 VAC 25-210-80 B 1.m, please provide representative photographs of the jurisdictional ditches on-site.

5. In accordance with 9 VAC 25-210-80 B 1.p, a permit application fee is required to complete the application. Once the proposed impact information has been determined, DEQ will notify you of the fee amount.

The 120-calendar day processing period for authorization of the VWP Individual Permit will not commence until you provide the above requested information. Please submit the information to my attention by January 15, 2020 so that DEQ can continue to process your application. Please be advised that upon receipt of the requested information, additional information may still be required for DEQ to reach a permit decision.

Lastly, in addition to the above information, the following information is necessary for DEQ to reach a permit decision:

1. In accordance with 9VAC25-210-90.D, please complete and sign the attached VWP Property Access Form for future property access.

Please contact me by phone at (804) 527-5074 or by email at bryan.jones@deq.virginia.gov if you have any questions or concerns regarding this request. Thank you for your cooperation in this matter.

Respectfully,



Bryan Jones
VWP Permit Writer

Enclosure: VWP Property Access Form

Cc: Matt Neely, Timmons Group – VIA EMAIL
Parker Osterloh, Timmons Group – VIA EMAIL
Elaine Holley, U.S. Army Corps of Engineers – VIA EMAIL
Jaime Robb, DEQ Piedmont Regional Office – VIA EMAIL

Archived: Wednesday, April 15, 2020 11:32:46 AM

From: [Matt Neely](#)

Sent: Tuesday, December 17, 2019 10:59:35 AM

To: [Jones, Bryan](#)

Subject: additional info

Importance: Normal

Bryan,

You asked for this as well yesterday.

Due to minor site layout adjustments necessitated by proposed storm pipe alignment along impact 5 and the need to increase the fill in along the edge of the trailer parking area to direct drainage back towards the site to avoid conflicts with the existing AT&T easement with storm pipe along impacts 18 and 19. These adjustments result in an increase of approximately **647 square feet** of PFO Impact (see Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map revision date 12/12/2019. These changes have been incorporated into Attachment 1 and Table 2, above."

Thanks

Matt

Matt Neely, PWD

Senior Environmental Project Manager

TIMMONS GROUP | www.timmons.com

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225

Office: 804.200.6369 | Fax: 804.560.1648

Mobile: 757.329.0573 | matt.neely@timmons.com

Your Vision Achieved Through Ours

To send me files greater than 20MB [click here](#).

December 20, 2019

Mr. Bryan Jones
Virginia Department of Environmental Quality
4949-A Cox Road
Richmond, Virginia 23236

Ms. Elaine Holley
U.S. Army Corps of Engineers- Norfolk District
Richmond Field Office
9100 Arboretum Parkway Suite 235
Richmond, Virginia 23236

Re: Joint Permit Application Number 19-2036 – Wegmans Distribution Center (Project Tiger) - Hanover County, Virginia - Additional Information Request Letter

Mr. Jones and Ms. Holley,

Please find responses to the items requested by the Virginia Department of Environmental Quality (DEQ) in an Additional Information Request Letter dated December 16, 2019 in association with the Wegmans Distribution Center, formally known as Project Tiger, Joint Permit Application.

Comments below from DEQ (in black) with responses (in red):

- 1) In accordance with 9 VAC 25-210-80 B 1.h.(4), please provide a valid jurisdictional determination that includes the entire project limits. Currently, the jurisdictional determination appears to exclude a portion of the project from the study area, near proposed Impact 2a.

The consultant who obtained the PJD has submitted a revised map that reflects the correct Site boundary to the United States Corps of Engineers (USACE) regulator who is assigned to the project. The PJD is pending review and confirmation by Ms. Elaine Holley and will be provided once the confirmation process is complete.

- 2) In accordance with 9 VAC 25-210-80 B 1.h, please provide detailed information describing how the remaining wetlands up gradient of Impact 22 will not be secondarily impacted as a result of this project. Will remaining surface waters still receive adequate hydrology post construction?

While there is certainly a decrease in the contributing drainage area to the confluence point with the main wetland system which would result in secondary impacts from the pre-development to post-development condition, the area immediately upland of the hammerhead wetland pocket itself is being reduced in a linear fashion along the drainage divide. There is no major contributing area being cut off, it is more so tightening up and reducing in size. Therefore, direct rainfall to this pocket in the post-development condition will still maintain some hydrology within the existing system. See Pre and Post Flow Calculations exhibit for rational method peak flow comparison at the confluence point. Peak

flow will be reduced by approximately 40% as a result of the proposed development surrounding the wetland system (Peak Flow 1 = $(2.5/4.20) = 40.5\%$).

As such, the applicant proposes compensatory mitigation for 40% of the secondarily impacted area, which would result 0.35 acres (15,043 square feet) of impacts requiring the purchase of 0.7 compensatory mitigation credits, which has been included in Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map and Wetlands and Waters Impacts Table, as well as the Required Mitigation Table.

- 3) In accordance with 9 VAC 25-210-80 B 1.i, what is the purpose of the limits of disturbance (LOD) extension where it extends to the project limits southeast of Impact 21?

Hanover County is currently planning an offsite sanitary sewer upgrade which will serve the Airpark Site as well as the area to the west of the Site and will tie into the project area there. The extension of the LOD is necessary in order to tie into the sanitary sewer extension.

- 4) In accordance with 9 VAC 25-210-80 B 1.m, please provide representative photographs of the jurisdictional ditches on-site.

The ditches onsite were confirmed as jurisdictional ditch following the RK&K delineation. Based on site photos and site visits it was determined that these ditches were not vegetated and would be considered open water ditches. Per 9VAC 25-210-60.5, these ditches would not be included in any impact calculations or required mitigation for a 401 permit. Please see the attached photo document containing representative photographs of the ditches onsite.

- 5) In accordance with 9 VAC 25-210-80 B 1.p, a permit application fee is required to complete the application. Once the proposed impact information has been determined, DEQ will notify you of the fee amount.

Once the proposed impacts are finalized and quantified based on the impacts mapping and impacts table the permit application fee will be reassessed. Once the final permit application fee is determined the Applicant will then pay the fee.

- 6) In accordance with 9VAC25-210-90.D, please complete and sign the attached VWP Property Access Form for future property access.

Please find the attached VWP Property Access Form for your use.

Additionally, find an updated JPA with Doug Viets of Wegmans Food Markets, Inc. listed as the Applicant.

Thank you for your attention to this project. Please contact myself at (804)-200-6457 or parker.osterloh@timmons.com, or Matt Neely at (804) 200-6369 or matt.neely@timmons.com if there are any questions and/or if additional information is required.

Sincerely,
Timmons Group



Parker Osterloh, REP
Environmental Scientist I



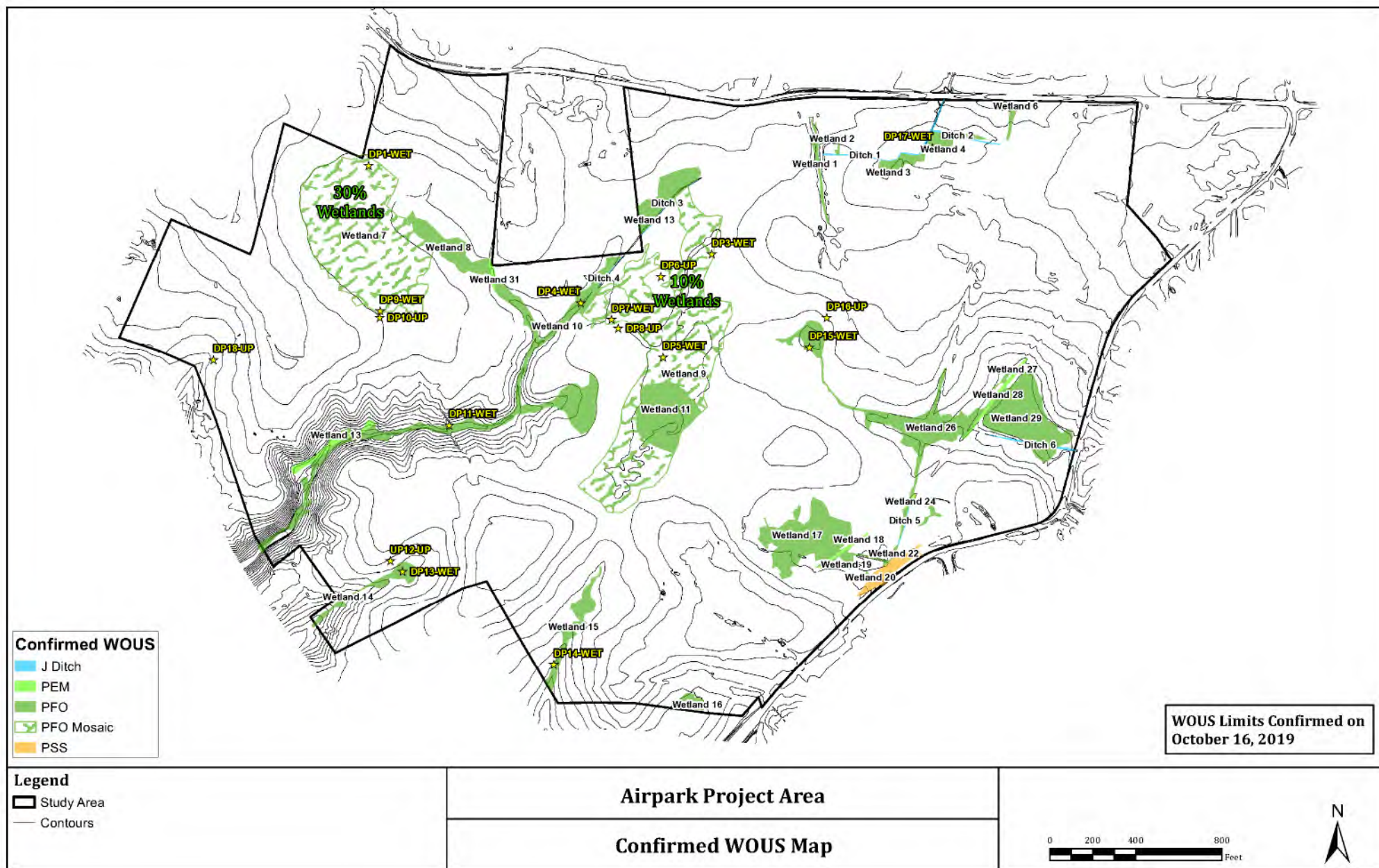
Matt Neeley
Senior Environmental Project Manager

Cc (by e-mail): Jamie Robb (DEQ)

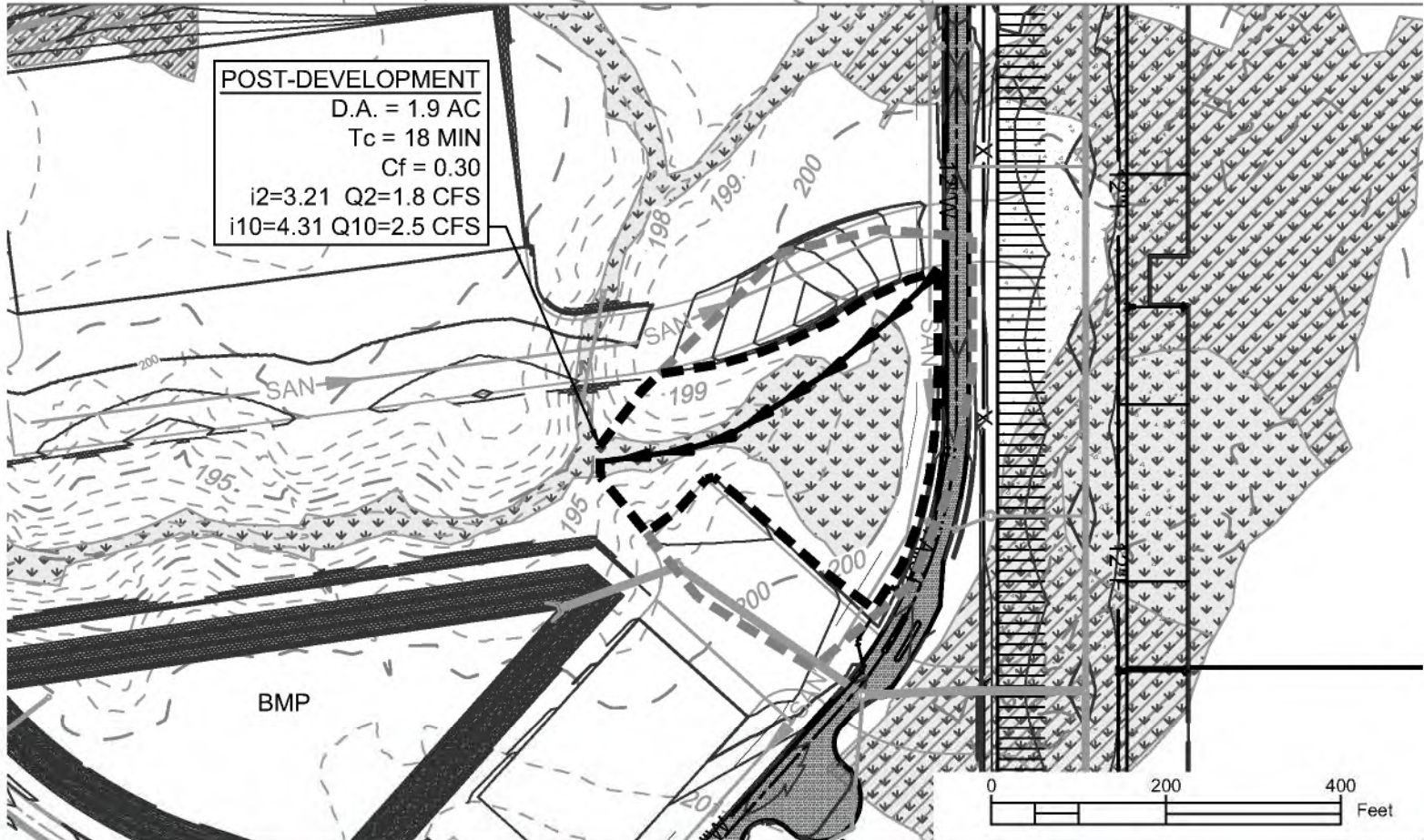
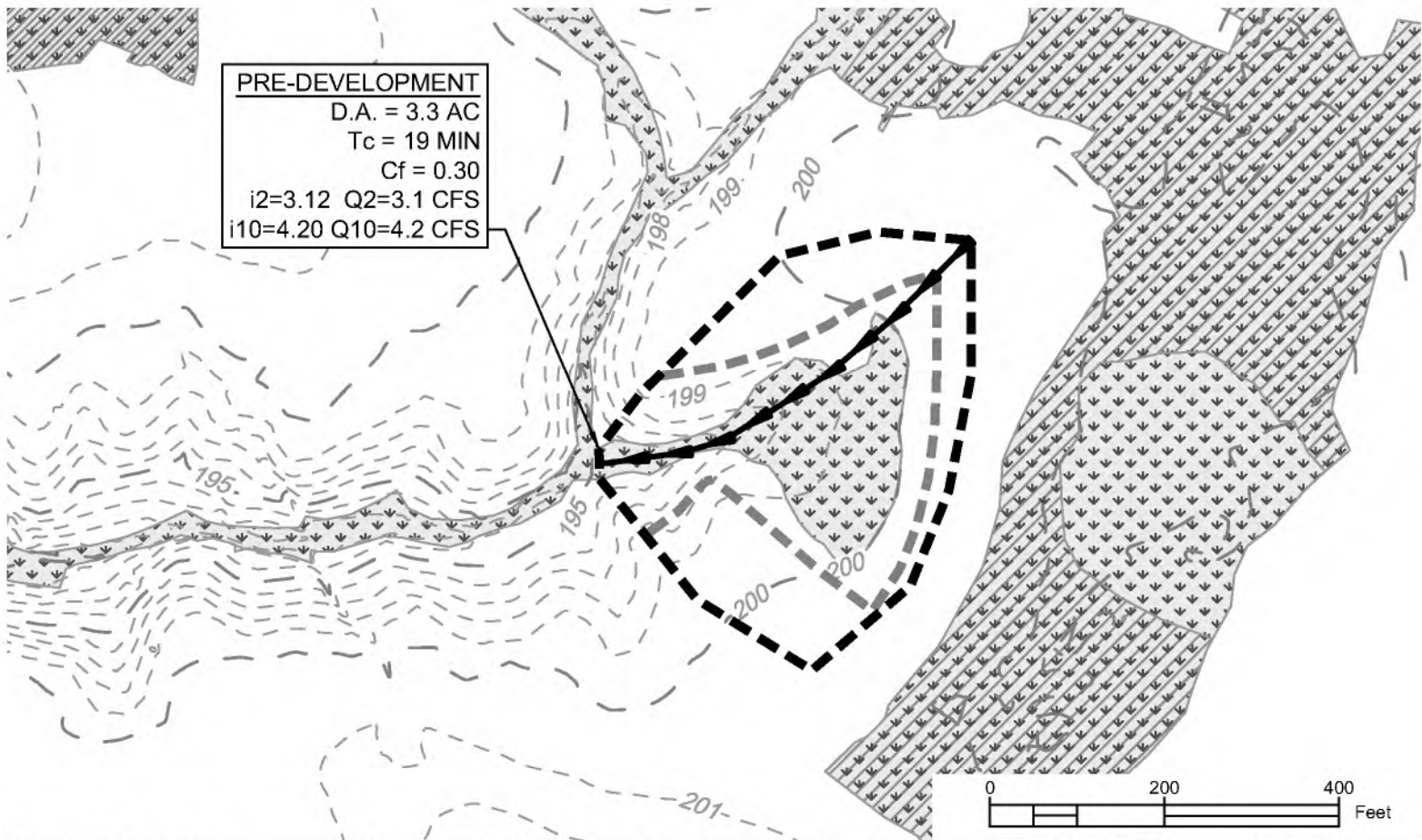
Attachments:

1. Updated PJD Information (Pending Confirmation)
2. Pre and Post Flow Calculations
3. Representative Photos of Ditches Onsite
4. Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map, Revised 12/19/2019
5. Updated Wetlands and Waters Impacts Table and Required Mitigation Table
6. VWP Property Access Form
7. Updated JPA Form

Attachment 1:
Updated PJD Information



Attachment 2:
Pre and Post Flow Calculations



PRE/POST DEVELOPMENT HYDROLOGY EXHIBIT

WEGMAN'S VADC - DECEMBER 17, 2019



Attachment 3:
Representative Photos of Ditches Onsite



Representative view of ditches onsite (12/17/19 P. Osterloh).



Representative view of ditches onsite (12/17/19 P. Osterloh).



Representative view of ditches onsite (12/17/19 P. Osterloh).



Representative view of ditches onsite (12/17/19 P. Osterloh).

Attachment 4:

Figure 5: Preliminary Jurisdictional Waters of the U.S.
Impacts Map, Revised 12/19/2019



Impact ID	Impact Table			Ditch	Permanent Impact
	Temporary	Permanent	Secondary		
1	0.075				
2a	2,550				
2b	5,498				
3a	5,793				
4	2,085				
5a	35,809				
5b	35,314				
6a	15,123				
7	5,192				
8	1,524				
9	10,262				
11	9,003				
12	1,481				
13	1,889				
14a					
14b					
15	23,125				
16	1,258				
17	1,307				
18	2,199				
19	2,455				
20	10,862				
21	3,465				
22a	5,247				
22b	2,734				
23					
Total	0 sq ft	227,023 sq ft	17,091 sq ft	1,383 ft	0.220 sq ft
	0.00 ac	5.21 ac	0.39 ac		0.14 ac

Legend

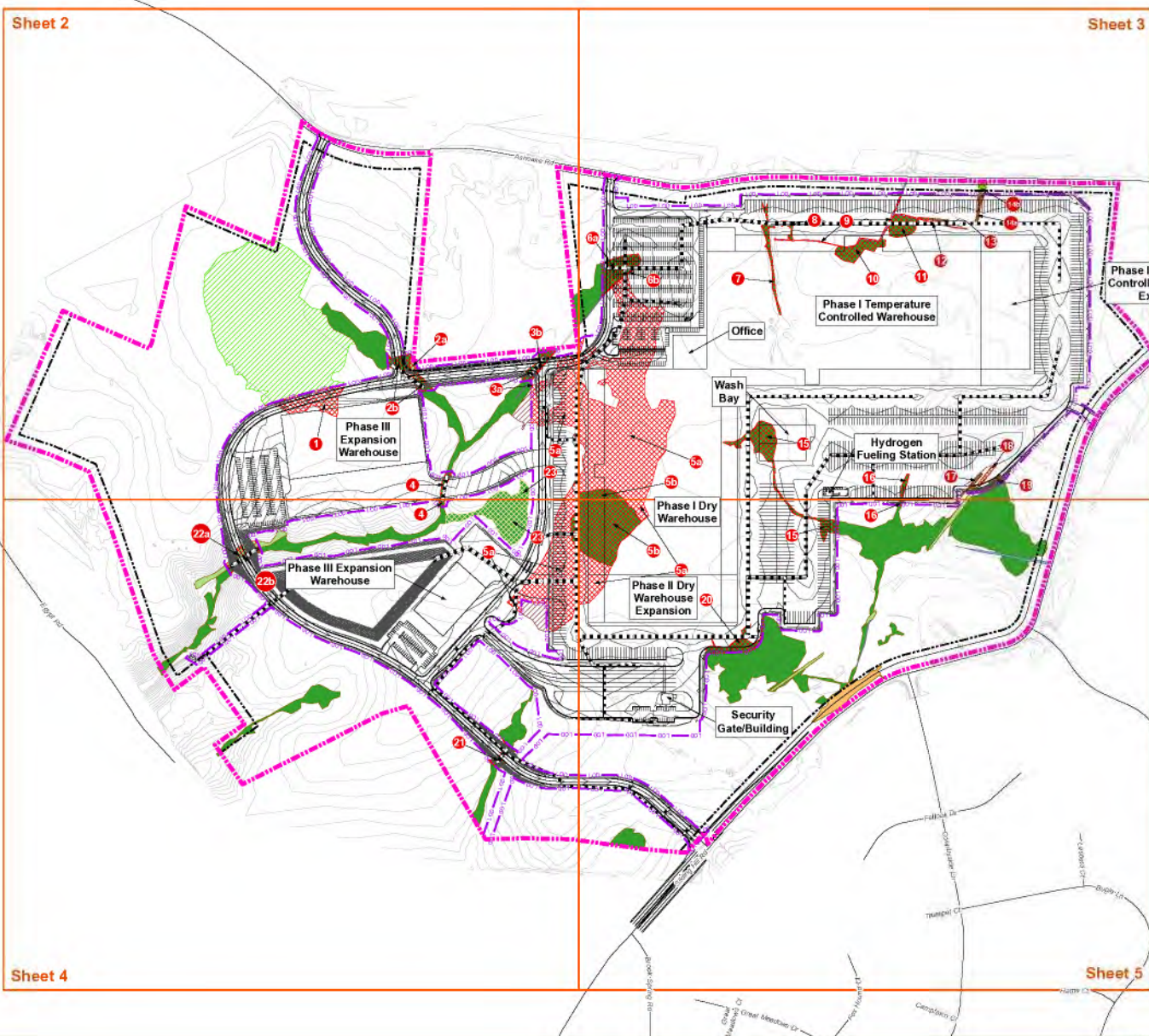
- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 40% Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading

Sheet 2

Sheet 3

Sheet 4

Sheet 5

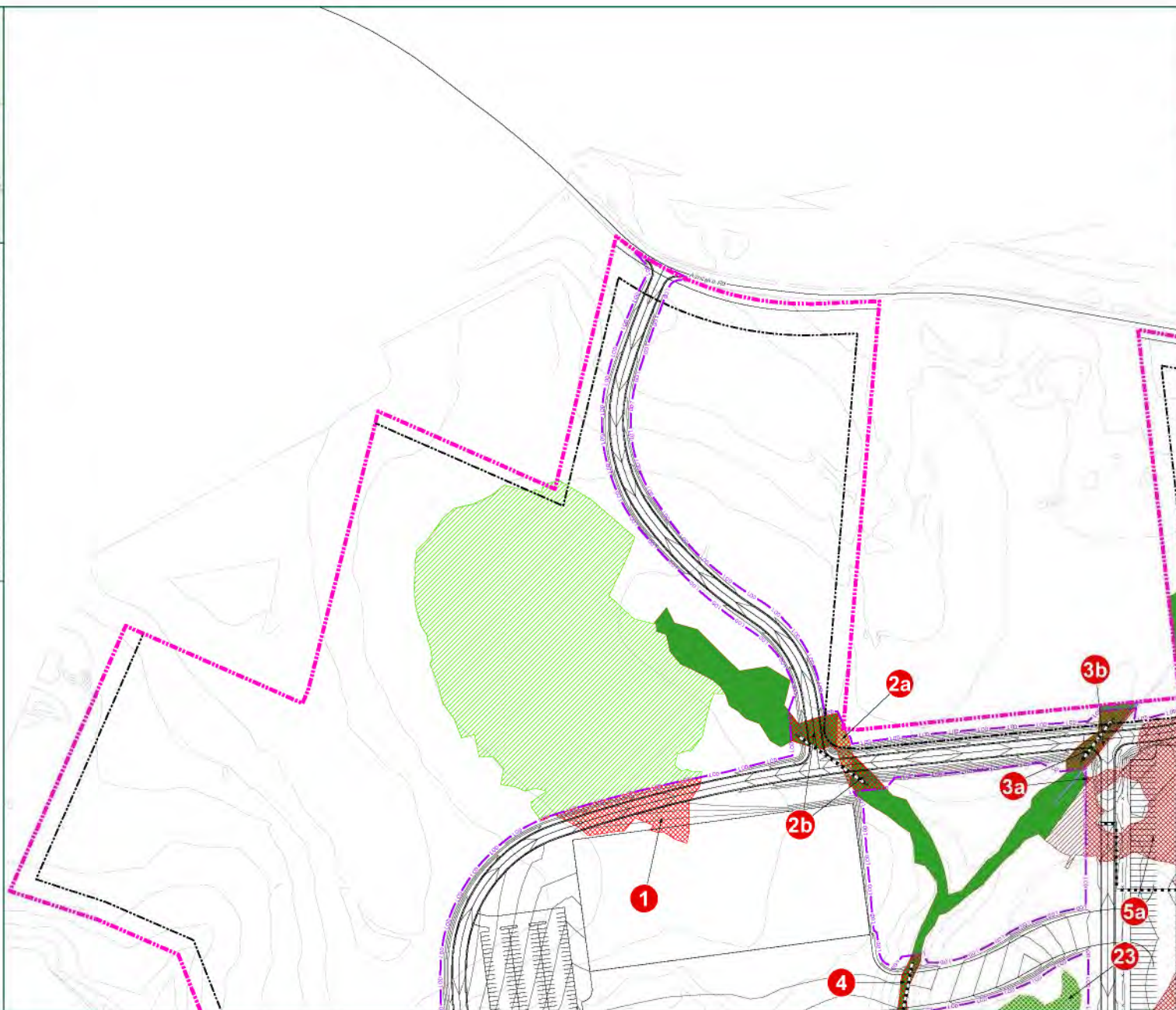




Impact ID	Impact Table			Ditch	
	Temporary	Permanent	Secondary	PI	sq. ft.
1	0.075				
2a	2,550				
2b	3,498				
3a	5,793				
3b				161	574
4	2,085				
5a	35,809				
5b	35,314				
6a	15,123				
6b				158	506
7	5,192				
8	1,524				
9				704	3,783
10	10,262				
11	9,003				
12				320	1,375
13	1,481				
14a	1,889				
14b			2,343		
15	23,129				
16	1,256				
17	1,307				
18	2,199				
19	2,455				
20	10,662				
21	3,465				
22a	5,247				
22b	2,734				
23			15,043		
Total	0 sq. ft.	227,023 sq. ft.	17,091 sq. ft.	1,383 ft.	6,220 sq. ft.
	0.00 ac.	5.21 ac.	0.39 ac.		0.14 ac.

Legend

- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 40% Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading



TIMMONS GROUP
FOUR STAR CONSULTING
1001 Boulevard 100, Suite 200
York, Pennsylvania 17403
717.766.1000
www.timmons.com

PROJECT TIGER
HANOVER COUNTY,
VIRGINIA

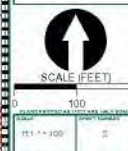
DATE: 11/06/2018
PROJECT: V9006
PROJECT: TIGER
DRAWN BY: A. MENFOLD

1. Waters of the U.S. within the project study limits have been located using indicator: Bluebird CRF, approved by Timmons Group.
2. Waters of the U.S. that are not shown confirmed by the U.S. Army Corps of Engineers.
3. Project limits are approximate.
4. Topography based on USGS LIDAR.
5. Classified Stream: Classifications are based solely on field observations. No formal stream bedrock morphology was compared to determine these boundary classifications.

These data were collected by the project team and are not intended to be used for any other purpose. The project team is not responsible for any errors or omissions in this data. The project team is not responsible for any errors or omissions in this data.

REVISIONS	DATE	BY	DESCRIPTION
1	11/06/2018	A. MENFOLD	Initial Design

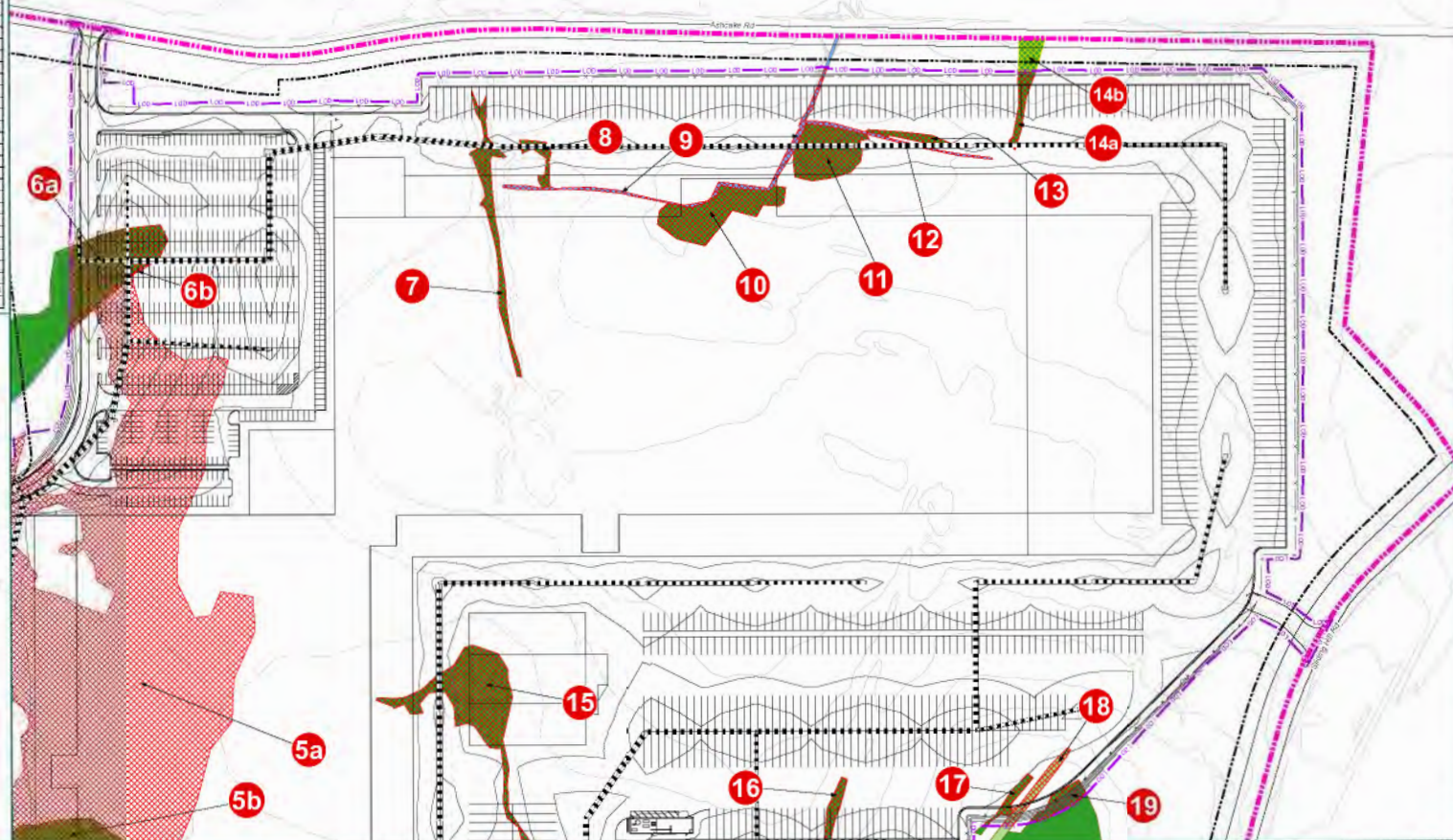
FIGURE 5: PRELIMINARY JURISDICTIONAL WATERS OF THE U.S. IMPACTS MAP





Impact ID	Impact Table			Ditch	
	Temporary	Permanent	Secondary	sq ft	ac
1	0.0%				
2a	7,850				
2b	0.468				
3a	5,793				
3b				161	574
4	3,046				
5a	35,505				
5b	85,274				
6a	15,087				
6b				152	505
7	5,192				
8	1,324				
9				704	3,263
10	10,382				
11	9,000				
12				320	1,395
13	1,401				
14a	1,388				
14b					
15					
16					
17	23,920				
18	1,568				
19	1,307				
20	2,158				
21	2,453				
22	10,892				
23	1,468				
24	5,243				
25	2,734				
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					
61					
62					
63					
64					
65					
66					
67					
68					
69					
70					
71					
72					
73					
74					
75					
76					
77					
78					
79					
80					
81					
82					
83					
84					
85					
86					
87					
88					
89					
90					
91					
92					
93					
94					
95					
96					
97					
98					
99					
100					
101					
102					
103					
104					
105					
106					
107					
108					
109					
110					
111					
112					
113					
114					
115					
116					
117					
118					
119					
120					
121					
122					
123					
124					
125					
126					
127					
128					
129					
130					
131					
132					
133					
134					
135					
136					
137					
138					
139					
140					
141					
142					
143					
144					
145					
146					
147					
148					
149					
150					
151					
152					
153					
154					
155					
156					
157					
158					
159					
160					
161					
162					
163					
164					
165					
166					
167					
168					
169					
170					
171					
172					
173					
174					
175					
176					
177					
178					
179					
180					
181					
182					
183					
184					
185					
186					
187					
188					
189					
190					
191					
192					
193					
194					
195					
196					
197					
198					
199					
200					

- Legend**
- Project Study Limits - 217.3 Acres
 - Limits of Disturbance - 140.2 Acres
 - Wetland/Ditch Impact
 - Permanent Wetland/Ditch Impact
 - Secondary Wetland Impact
 - 40% Secondary Wetland Impact
 - 10% Palustrine Forested (PFO) Wetlands
 - 30% Palustrine Forested (PFO) Wetlands
 - 100% Palustrine Forested (PFO) Wetlands
 - Palustrine Emergent (PEM) Wetlands
 - Palustrine Scrub-Shrub (PSS) Wetlands
 - Ditch
 - RIPRAP
 - Property Setback
 - Proposed Fence
 - Proposed Culverts
 - Proposed Grading
 - Existing Grading



TIMMONS GROUP
YOUR TRUST. OUR CARE. YOUR FUTURE. OUR PASSION.

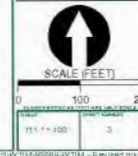
PROJECT TIGER
HANOVER COUNTY, VIRGINIA

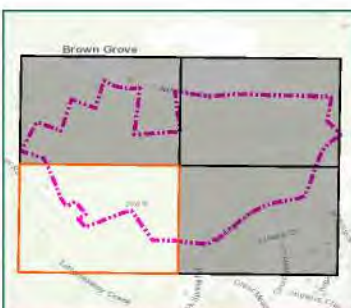
11/06/2018
50000
PROJECT TIGER
A. HENFOLD

1. Waters of the U.S. defined for project study include those waters within the project limits. Waters of the U.S. are defined by the U.S. Army Corps of Engineers.
2. Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers.
3. Project limits are approximate.
4. Topographic data are USGS LIDAR.
5. Classification System: Classifications are based solely on field observations. No other stream assessment methodology was completed to determine these classifications.

REVISIONS	DATE	BY	DESCRIPTION
1	11/06/2018	A. HENFOLD	Initial Design
2	11/06/2018	A. HENFOLD	Final Design

FIGURE 5: PRELIMINARY JURISDICTIONAL WATERS OF THE U.S. IMPACTS MAP





Impact ID	Impact Table			Ditch	
	Temporary	Permanent	Secondary	Permanent Impact	sq. ft.
1	0.075				
2a	2,550				
2b	3,498				
3a	5,793				
3b				161	574
4	2,085				
5a	35,809				
5b	35,314				
6a	15,123				
6b				153	506
7	5,192				
8	1,524				
9				704	3,763
10	10,262				
11	9,003				
12				320	1,375
13	1,481				
14a	1,889				
14b			2,343		
15	23,129				
16	1,566				
17	1,307				
18	2,199				
19	2,455				
20	10,662				
21	3,465				
22a	5,247				
22b	2,734				
23			15,043		
Total	0 sq. ft.	227,023 sq. ft.	17,091 sq. ft.	1,383 ft.	6,220 sq. ft.
	0.00 ac.	5.21 ac.	0.39 ac.		0.14 ac.

- Legend**
- Project Study Limits - 217.3 Acres
 - Limits of Disturbance - 140.2 Acres
 - Wetland/Ditch Impact
 - Permanent Wetland/Ditch Impact
 - Secondary Wetland Impact
 - 40% Secondary Wetland Impact
 - 10% Palustrine Forested (PFO) Wetlands
 - 30% Palustrine Forested (PFO) Wetlands
 - 100% Palustrine Forested (PFO) Wetlands
 - Palustrine Emergent (PEM) Wetlands
 - Palustrine Scrub-Shrub (PSS) Wetlands
 - Ditch
 - RIPRAP
 - Property Setback
 - Proposed Fence
 - Proposed Culverts
 - Proposed Grading
 - Existing Grading



TIMMONS GROUP
FOUR STAR SERVICE TWO STAR PRICE
1001 Westwood Park Drive
Birmingham, AL 35227
205.988.8888

PROJECT TIGER
HANOVER COUNTY,
VIRGINIA

FIGURE 5
PRELIMINARY
JURISDICTIONAL
WATERS OF THE
U.S. IMPACTS MAP

SCALE (FEET)
0 100 200



Impact ID	Impact Table			Ditch	Permanent Impact	sq. ft.
	Temporary	Permanent	Secondary			
1	0.075					
2a	2,850					
2b	2,496					
3a	5,793					
3b					161	674
4	3,085					
5a	35,939					
5b	35,914					
6a	15,103					
6b					158	505
7	5,192					
8	1,524					
9					704	3,763
10	10,262					
11	9,000					
12					520	1,375
13	1,461					
14a	1,288					
14b			2,843			
15	21,125					
16	1,055					
17	1,307					
18	2,169					
19	2,455					
20	10,662					
21	3,465					
22a	5,247					
22b	2,794					
23			15,043			
Total	0 sq. ft.	227,023 sq. ft.	17,091 sq. ft.	1,382 ft.	6,220 sq. ft.	0.14 ac.
	0.00 ac.	5.21 ac.	0.39 ac.			

Legend

- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 40% Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading



Attachment 5:
Updated Wetlands and Waters Impact Information and
Required Mitigation Table

Table 2: Wetlands & Waters Impact Information

Impact ID	Wetland/Water Impact Description*	Wetland Impact Area		Ditch Impact Area		Apprx. Vol. of Fill below OHW	Cowardin Classification of Impacted Wetland/Water	Average Stream Flow	Drainage Area	DEQ Classification of Impacted Resource
(1,2, etc.)		s.f.	acres	L	s.f.	c.y.	(PEM, PSS, etc.)	c.f.s.	sq. mile	
1	F,NT,PE,V	6,075	0.14				PFO	n/a	n/a	VII
2a	F,NT,PE,V	2,650	0.06				PEM	n/a	n/a	VII
2b	F,NT,PE,V	8,496	0.20				PFO	n/a	n/a	VII
3a	F,NT,PE,V	5,763	0.13				PFO	n/a	n/a	VII
3b	F,NT,PE,V			161	574		Jurisdictional Ditch	n/a	n/a	VII
4	F,NT,PE,V	3,085	0.07				PFO	n/a	n/a	VII
5a	F,NT,PE,V	35,939	0.83				PFO	n/a	n/a	VII
5b	F,NT,PE,V	65,374	1.50				PFO	n/a	n/a	VII
6a	F,NT,PE,V	15,023	0.34				PFO	n/a	n/a	VII
6b	F,NT,PE,V			198	505		Jurisdictional Ditch	n/a	n/a	VII
7	F,NT,PE,V	6,192	0.14				PFO	n/a	n/a	VII
8	F,NT,PE,V	1,524	0.03				PFO	n/a	n/a	VII
9	F,NT,PE,V			704	3,763		Jurisdictional Ditch	n/a	n/a	VII
10	F,NT,PE,V	10,252	0.24				PFO	n/a	n/a	VII
11	F,NT,PE,V	9,003	0.21				PFO	n/a	n/a	VII
12	F,NT,PE,V			320	1,378		Jurisdictional Ditch	n/a	n/a	VII
13	F,NT,PE,V	1,491	0.03				PFO	n/a	n/a	VII
14a	F,NT,PE,V	1,969	0.05				PFO	n/a	n/a	VII
14b	F,NT,PE,V	2,048	0.05				PFO	n/a	n/a	VII
15	F,NT,PE,V	23,929	0.55				PFO	n/a	n/a	VII
16	F,NT,PE,V	1,956	0.04				PFO	n/a	n/a	VII
17	F,NT,PE,V	1,307	0.03				PFO	n/a	n/a	VII
18	F,NT,PE,V	2,199	0.05				PEM	n/a	n/a	VII
19	F,NT,PE,V	2,458	0.06				PFO	n/a	n/a	VII
20	F,NT,PE,V	10,892	0.25				PFO	n/a	n/a	VII
21	F,NT,PE,V	3,465	0.08				PFO	n/a	n/a	VII
22a	F,NT,PE,V	5,247	0.12				PEM	n/a	n/a	VII
22b	F,NT,PE,V	2,734	0.06				PFO	n/a	n/a	VII
23	F,NT,PE,V	15,043	0.35				PFO	n/a	n/a	VII
Total		244,114	5.60	1,383	6,220					

* Use all that apply: F-fill, EX-excavation, S-Structure, T-tidal, NT-non-tidal, TE-temporary, PE-permanent, PR-perennial, IN-intermittent, EP-ephemeral, SB-subaqueous bottom, DB-Dune/Beach, IS-hydrologically isolated, V-vegetated, NV-non-vegetated, MC-mechanized clearing of PFO

Table 3: Required Compensatory Mitigation			
Cowardin	s.f.	acres	Credits
PFO	233,534	5.36	10.72241
PEM	10,096	0.23	0.23
Total Compensation:	243,630		10.95

Attachment 6:
VWP Property Access Form



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

PIEDMONT REGIONAL OFFICE
4949-A Cox Road, Glen Allen, Virginia 23060
(804) 527-5020 FAX (804) 527-5106
www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director
(804) 698-4000

James J. Golden
Regional Director

Virginia Water Protection Permit Program Property-Access Agreement

Air Park Associates, L.P.; c/o Phil Dean or Bob Cox ("Owner") who own[s] the property located at GPINs:

7798-35-1840, 7798-35-4750, 7798-54-5903, 7798-25-6471, 7798-35-0225, 7798-35-3160, 7798-25-1001, 7798-44-0937, 7798-24-4811, 7798-24-6569, 7798-44-0663, 7798-24-8382, 7798-44-2350, 7798-34-2121, 7798-43-4904, 7798-33-3765, 7798-43-8505, 7798-33-9427, 7798-53-1614, 7798-43-4481

("Property") hereby authorizes the Department of Environmental Quality, its employees, agents, and contractors ("Authorized Parties") the right of entry to the Property to conduct inspections necessary to evaluate the application for and ensure compliance with **19-2036** ("VWP Permit"). For the purpose of this section, the time for inspection shall be deemed reasonable during regular business hours. Nothing contained herein shall make an inspection time unreasonable during an emergency.

Inspections may include but are not limited to the following activities:

1. Enter upon the property, and have access to, inspect and copy any records that are required as part of the VWP permit;
2. Inspect any facilities, operations or practices (including monitoring and control equipment) regulated or required under the VWP permit; and
3. Sample or monitor any substance, parameter, or activity for the purpose of ensuring compliance with the VWP permit or as otherwise required by law.

The Owner understands that access to the Property is a requirement pursuant to 9VAC25-210-90 and the VWP Permit. The DEQ may enforce the provisions of this agreement utilizing all applicable procedures and authorities under Va. Code §§ 62.1-44.15 and 10.1-1186.

Phil Dean *GENERAL PARTNER* *12.18.19*
Air Park Associates, L.P. Property Owner Signature Title Date
c/o Phil Dean or Bob Cox

Attachment 7:
Updated JPA Form

FOR AGENCY USE ONLY

	Notes:
JPA#	

APPLICANTS

PLEASE PRINT OR TYPE ALL ANSWERS. If a question does not apply to your project, please print N/A (not applicable) in the space provided. ***If additional space is needed, attach extra 8 1/2 x 11 inch sheets of paper.***

Check all that apply

<input type="checkbox"/> Pre-Construction Notification (PCN)	<input type="checkbox"/> SPGP	<input type="checkbox"/> DEQ Reapplication Existing permit number: _____	<input type="checkbox"/> Receiving federal funds Agency providing funding: _____
<input type="checkbox"/> NWP # _____			
<input type="checkbox"/> RP # 05 (For NWP's & RP 05 ONLY - No DEQ-VWP permit writer will be assigned)			
<input type="checkbox"/> Regional Permit 17 Checklist (RP-17)			

PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK (Include all federal, state, and local pre application coordination, site visits, previous permits, or applications whether issued, withdrawn, or denied)

Historical information for past permit submittals can be found online with VMRC - <https://webapps.mrc.virginia.gov/public/habitat/> - or VIMS - <http://ccrm.vims.edu/perms/newpermits.html>

Agency	Action / Activity	Permit/Project number, including any non-reporting Nationwide permits previously used (e.g., NWP 13)	Date of Action	If denied, give reason for denial
USACE	Preliminary Jurisdictional Determination	NAO-2012-02369	10/30/2019	



1. APPLICANT, AGENT, PROPERTY OWNER, AND CONTRACTOR INFORMATION

The applicant(s) is/are the legal entity to which the permit may be issued (see How to Apply at beginning of form). The applicant(s) can either be the property owner(s) or the person/people/company(ies) that intend(s) to undertake the activity. The agent is the person or company that is representing the applicant(s). If a company, please also provide the company name that is registered with the State Corporation Commission (SCC), or indicate no registration with the SCC.

Legal Name(s) of Applicant(s) Wegmans Food Markets, Inc.; c/o Doug Viets			Agent (if applicable) Timmons Group, Inc.; c/o Matt Neely or Parker Osterloh		
Mailing address 1500 Brooks Avenue, P.O. Box 30844			Mailing address 1001 Boulders Parkway, Suite 300		
City Rochester	State NY	ZIP Code 14603-0844	City Richmond	State VA	ZIP Code 23225
Phone number w/area code (585) 720-5777	Fax		Phone number w/area code (804)-200-6369	Fax (804)-200-1648	
Mobile N/A	E-mail doug.viets@wegmans.com		Mobile N/A	E-mail matt.neely@timmons.com	
State Corporation Commission Name and ID number (if applicable) Wegmans Food Markets, Inc.; F1522905			State Corporation Commission Name and ID number (if applicable) Timmons Group, Inc.; 02640431		
<i>Certain permits or permit authorizations may be provided via electronic mail. If the applicant wishes to receive their permit via electronic mail, please provide an e-mail address here:</i>					

9. APPLICANT, AGENT, PROPERTY OWNER, AND CONTRACTOR CERTIFICATIONS (Continued)		
Is/Are the Applicant(s) and Owner(s) the same? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Legal name & title of Applicant Wegmans Food Markets, Inc.; c/o Douglas Viets	Second applicant's legal name & title, if applicable	
Applicant's signature Douglas Viets	Second applicant's signature	
Date 12/18/19	Date	
Property owner's legal name, if different from Applicant Air Park Associates, L.P.; c/o Phil Dean or Bob Cox	Second property owner's legal name, if applicable	
Property owner's signature, if different from Applicant <i>Phillip W. Dean, GEN. PARTNER</i>	Second property owner's signature	
Date 12.18.19	Date	
CERTIFICATION OF AUTHORIZATION TO ALLOW AGENT(S) TO ACT ON APPLICANT'S(S) BEHALF (IF APPLICABLE)		
I (we), <u>Wegmans Food Markets, Inc.; c/o Douglas Viets</u> (and) _____, APPLICANT'S LEGAL NAME(S) – complete the second blank if more than one Applicant hereby certify that I (we) have authorized <u>Timmons Group, Inc.; c/o Matt Neely</u> (and) <u>Timmons Group, Inc.; c/o Parker Osterloh</u> AGENT'S NAME(S) – complete the second blank if more than one Agent to act on my (our) behalf and take all actions necessary to the processing, issuance, and acceptance of this permit and any and all standard and special conditions attached. I (we) hereby certify that the information submitted in this application is true and accurate to the best of my (our) knowledge.		
Applicant's signature Douglas Viets	Second applicant's signature, if applicable	
Date 12/18/19	Date	
Agent's signature and title <i>Phil Osterloh Sr. Env. Project Manager</i>	Second agent's signature and title, if applicable <i>Phil Osterloh Environmental Scientist</i>	
Date 12/20/2019	Date 12/20/19	
CONTRACTOR ACKNOWLEDGEMENT (IF APPLICABLE)		
I (we), _____ (and) _____, APPLICANT'S LEGAL NAME(S) – complete the second blank if more than one Applicant have contracted _____ (and) _____ CONTRACTOR'S NAME(S) – complete the second blank if more than one Contractor to perform the work described in this Joint Permit Application, signed and dated _____. I (we) will read and abide by all conditions as set forth in all federal, state, and local permits as required for this project. I (we) understand that failure to follow the conditions of the permits may constitute a violation of applicable federal, state, and local statutes and that we will be liable for any civil and/or criminal penalties imposed by these statutes. In addition, I (we) agree to make available a copy of any permit to any regulatory representative visiting the project site to ensure permit compliance. If I (we) fail to provide the applicable permit upon request, I (we) understand that the representative will have the option of stopping our operation until it has been determined that we have a properly signed and executed permit and are in full compliance with all of the terms and conditions.		
Contractor's name or name of firm (printed/typed)	Contractor's or firm's mailing address	
Contractor's signature and title	Contractor's license number	Date
Applicant's signature	Second applicant's signature, if applicable	
Date	Date	

Page intentionally left blank to represent transition to the Applicant's supplemental information received December 23, 2019.

Archived: Wednesday, April 15, 2020 11:35:55 AM
From: [Parker Osterloh](#)
Sent: Monday, December 23, 2019 10:42:34 AM
To: [Jones, Bryan](#)
Cc: [Matt Neely](#); [Holley, Elaine K CIV USARMY CENAO \(US\)](#)
Subject: Wegmans Distribution Center (Project Tiger) Additional Info
Importance: Normal
Attachments:
[Impacts Table 20191223.pdf](#)  [Figure 5 - WTIM - PA - Revised.pdf](#) 

Bryan,

I apologize for the discontinuity between the impacts table and the impacts maps. Attached are revised maps and tables, which include the entire secondarily impacted area. We are still waiting on getting the JD from Elaine, I will let you know when that comes through.

Please let me know if you have any other questions or need more information. Happy Holidays.

Thanks,
Parker Osterloh, REP, CNMP
Environmental Scientist
TIMMONS GROUP | www.timmons.com
[1001 Boulders Parkway, Suite 300 | Richmond, VA 23225](#)
Office: [804.200.6457](tel:804.200.6457) | Cell: 757.746.4361
parker.osterloh@timmons.com
Your Vision Achieved Through Ours



Impact ID	Wetland (sq. ft.)			Ditch	Permanent Impact
	Temporary	Permanent	Secondary	sq. ft.	(sq. ft.)
1	6,078				
2a	2,050				
2b	8,498				
3a	5,763				
3b				181	574
4	3,058				
5a	35,339				
5b	28,374				
6a	15,023				
6b				136	505
7	6,162				
8	1,524				
9				604	3,763
10	10,282				
11	9,003				
12				320	1,375
13	1,401				
14a	1,959				
14b			2,045		
15	23,329				
16	1,466				
17	1,307				
18	2,139				
19	2,458				
20	10,892				
21	3,485				
22a	5,247				
22b	2,734				
23				37,607	
Total	0 sq. ft.	227,067 sq. ft.	39,655 sq. ft.	1,380 lf	6,220 sq. ft.
	0.00 ac.	5.27 ac.	0.91 ac.		0.14 ac.

Legend

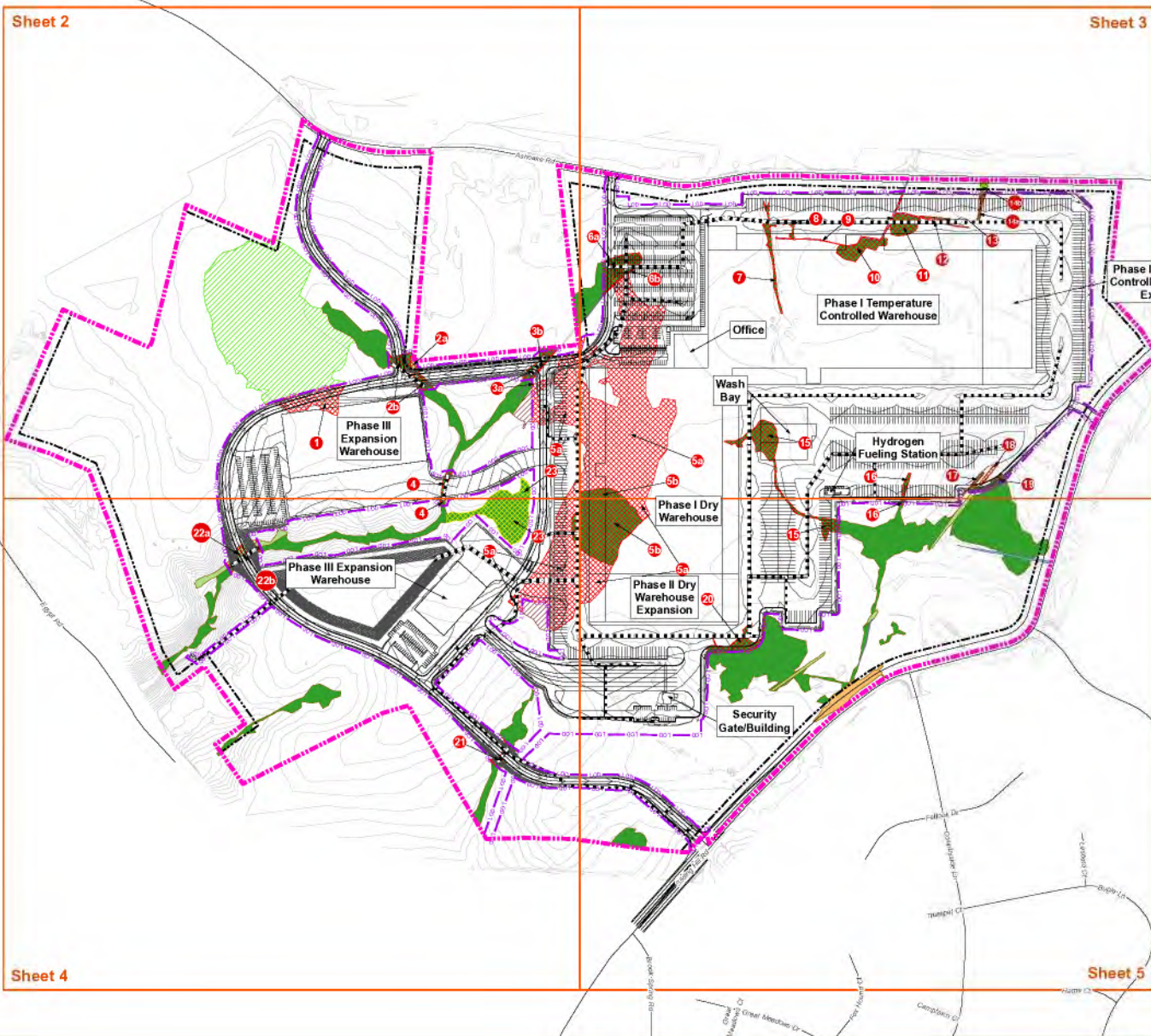
- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading

Sheet 2

Sheet 3

Sheet 4

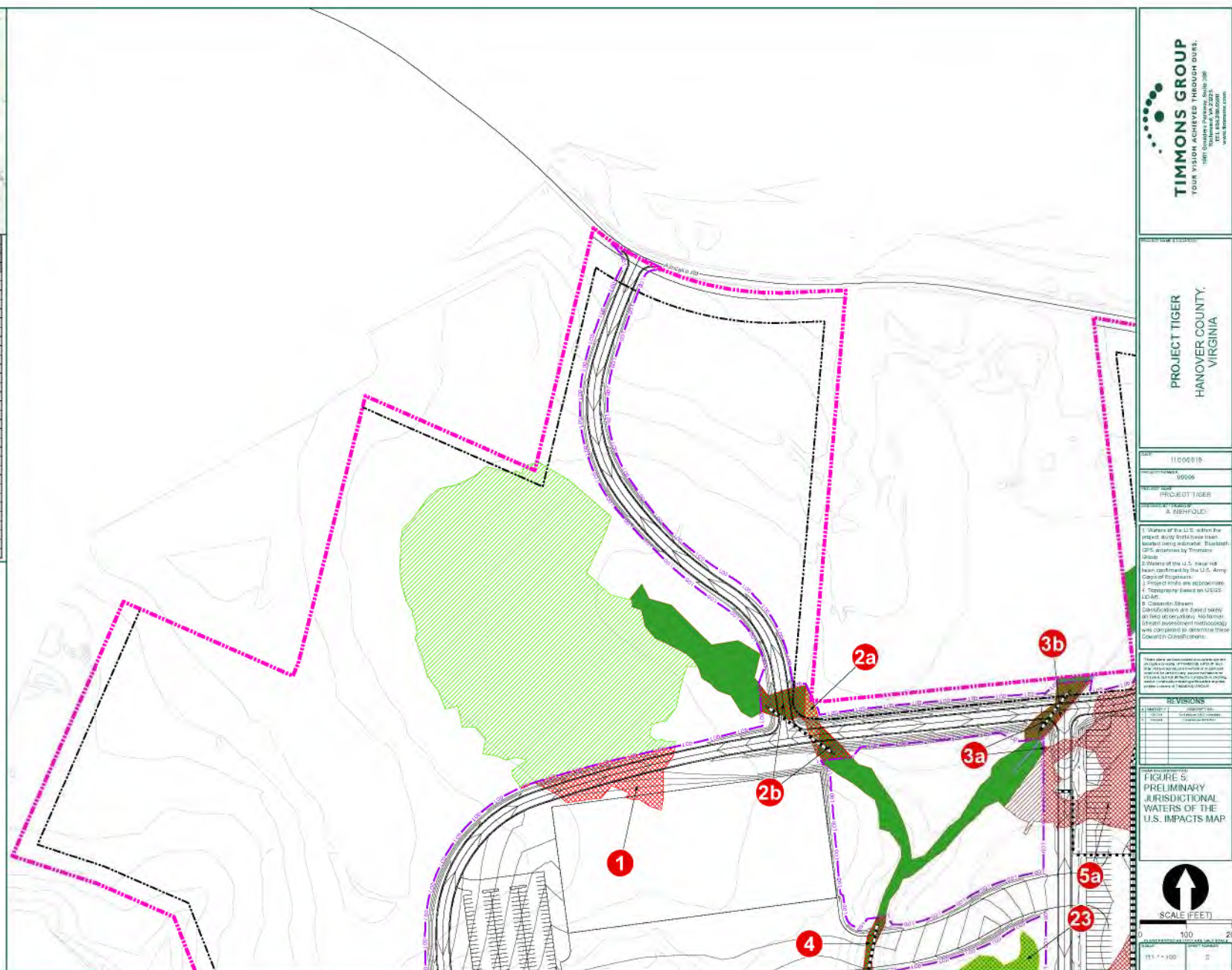
Sheet 5

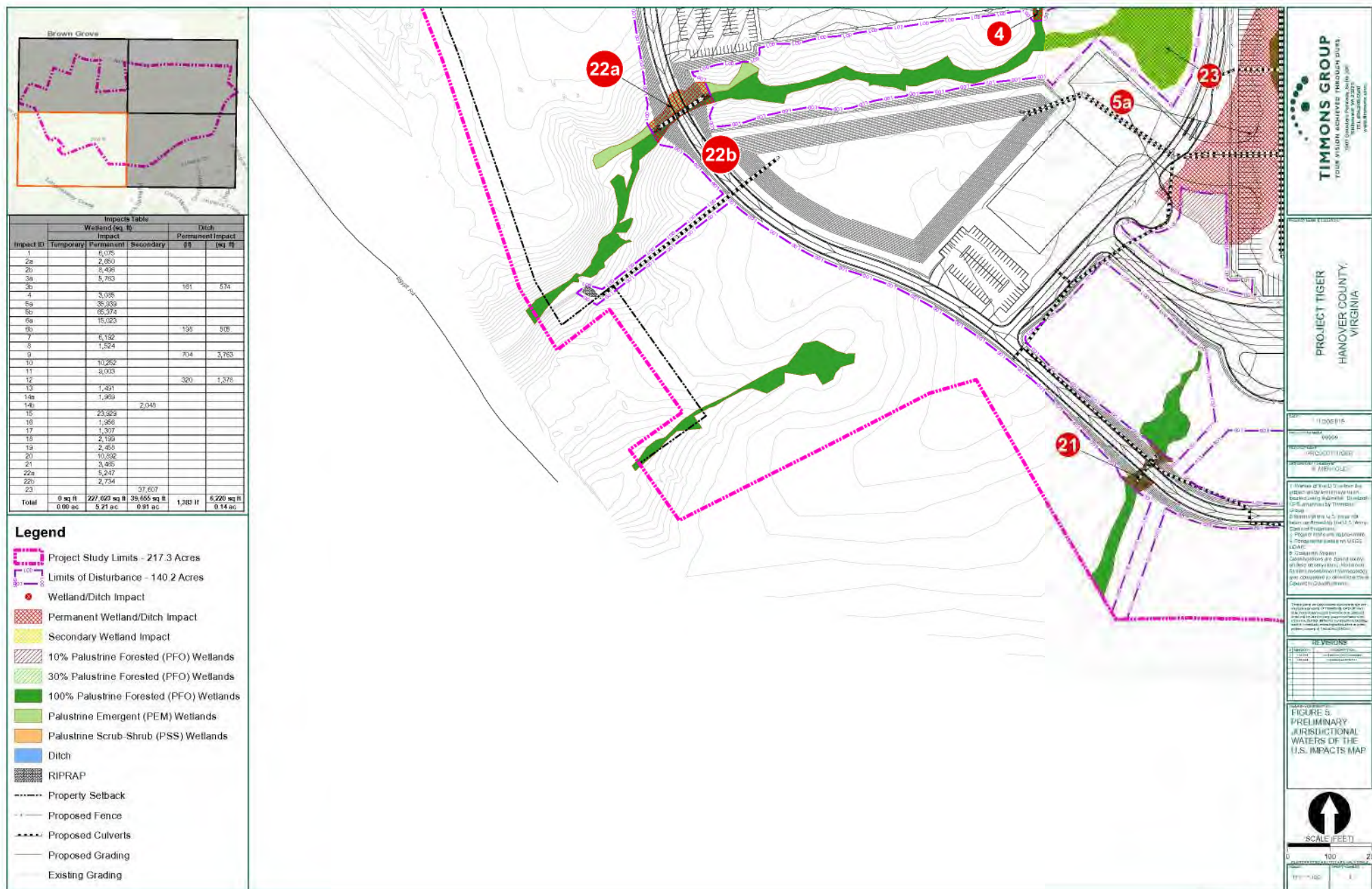




Impact ID	Impacts Table			T ditch	
	Weiland (sq ft)			Permanent Impact	
	Temporary	Permanent	Secondary	(sq ft)	(sq ft)
1a		2,850			
2a		8,408			
3a		5,753			
4				181	514
5a		35,339			
5b		66,374			
5c		15,023			
7		5,152		198	505
8		1,524			
9					
10		10,252		704	3,753
11		3,003			
12				320	1,379
13		1,461			
14a		1,359			
15			2,048		
16		23,309			
17		1,366			
18		2,137			
19		1,759			
20		2,456			
21		10,892			
22a		3,485			
22b		5,247			
23		2,734			
			37,807		
Total	0 sq ft 0.00 ac	227,092 sq ft 5.21 ac	39,655 sq ft 0.91 ac	1,383 ft	6,220 sq ft 0.14 ac

- ### Legend
-  Project Study Limits - 217.3 Acres
 -  Limits of Disturbance - 140.2 Acres
 -  Wetland/Ditch Impact
 -  Permanent Wetland/Ditch Impact
 -  Secondary Wetland Impact
 -  10% Palustrine Forested (PFO) Wetlands
 -  30% Palustrine Forested (PFO) Wetlands
 -  100% Palustrine Forested (PFO) Wetlands
 -  Palustrine Emergent (PEM) Wetlands
 -  Palustrine Scrub-Shrub (PSS) Wetlands
 -  Ditch
 -  RIPRAP
 -  Property Setback
 -  Proposed Fence
 -  Proposed Culverts
 -  Proposed Grading
 -  Existing Grading







Impact ID	Wetland (sq. ft.)			Ditch	
	Temporary	Permanent	Secondary	Impact	Permanent Impact
1		6,078			
2a		2,650			
2b		8,498			
3a		5,753			
3b					
4		3,098			
5a		35,339			
5b		65,374			
6a		15,023			
6b					
7		6,162			
8		1,524			
9					
10		10,282			
11		9,003			
12					
13		1,401			
14a		1,959			
14b			2,043		
15		23,369			
16		1,468			
17		1,337			
18		2,139			
19		2,459			
20		10,892			
21		3,495			
22a		5,247			
22b		2,754			
23			37,807		
Total	0 sq. ft. 0.00 ac.	227,667 sq. ft. 5.21 ac.	39,655 sq. ft. 0.92 ac.	1,380 lf	6,220 sq. ft. 0.14 ac.

Legend

- Project Study Limits - 217.3 Acres
- Limits of Disturbance - 140.2 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Secondary Wetland Impact
- 10% Palustrine Forested (PFO) Wetlands
- 30% Palustrine Forested (PFO) Wetlands
- 100% Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- RIPRAP
- Property Setback
- Proposed Fence
- Proposed Culverts
- Proposed Grading
- Existing Grading



TIMMONS GROUP
FOUR VISIONS OF THE FUTURE
1000 Boulevard Parkway, Suite 200
Birmingham, AL 35202
www.timmons.com

PROJECT TIGER
HANOVER COUNTY,
VIRGINIA

DATE: 11/02/2019
PROJECT NUMBER: 190006
PROJECT NAME: PROJECT TIGER
PROJECT LOCATION: A. MENFOLD

1. Waters of the U.S. within the project study limits have been identified using the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI) as determined by Timmons Group.
2. Waters of the U.S. have not been confirmed by the U.S. Army Corps of Engineers.
3. Project limits are approximate.
4. Topography based on USGS LIDAR.
5. Classification of wetlands is based on the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI) as determined by Timmons Group.
6. Classification of wetlands is based on the National Wetlands Inventory (NWI) and the National Wetlands Inventory (NWI) as determined by Timmons Group.

These data were collected by Timmons Group and are not to be used for any other purpose without the written consent of Timmons Group. The data are provided for informational purposes only and do not constitute a warranty of any kind.

REVISIONS	DATE	BY	DESCRIPTION
1	11/02/2019	Timmons Group	Initial Release

FIGURE 5. PRELIMINARY JURISDICTIONAL WATERS OF THE U.S. IMPACTS MAP

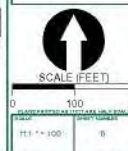



Table 2: Wetlands & Waters Impact Information

Impact ID	Wetland/Water Impact Description*	Wetland Impact Area		Ditch Impact Area		Apprx. Vol. of Fill below OHW	Cowardin Classification of Impacted Wetland/Water	Average Stream Flow	Drainage Area	DEQ Classification of Impacted Resource
(1,2, etc.)		s.f.	acres	L	s.f.	c.y.	(PEM, PSS, etc.)	c.f.s.	sq. mile	
1	F,NT,PE,V	6,075	0.14				PFO	n/a	n/a	VII
2a	F,NT,PE,V	2,650	0.06				PEM	n/a	n/a	VII
2b	F,NT,PE,V	8,496	0.20				PFO	n/a	n/a	VII
3a	F,NT,PE,V	5,763	0.13				PFO	n/a	n/a	VII
3b	F,NT,PE,V			161	574		Jurisdictional Ditch	n/a	n/a	VII
4	F,NT,PE,V	3,085	0.07				PFO	n/a	n/a	VII
5a	F,NT,PE,V	35,939	0.83				PFO	n/a	n/a	VII
5b	F,NT,PE,V	65,374	1.50				PFO	n/a	n/a	VII
6a	F,NT,PE,V	15,023	0.34				PFO	n/a	n/a	VII
6b	F,NT,PE,V			198	505		Jurisdictional Ditch	n/a	n/a	VII
7	F,NT,PE,V	6,192	0.14				PFO	n/a	n/a	VII
8	F,NT,PE,V	1,524	0.03				PFO	n/a	n/a	VII
9	F,NT,PE,V			704	3,763		Jurisdictional Ditch	n/a	n/a	VII
10	F,NT,PE,V	10,252	0.24				PFO	n/a	n/a	VII
11	F,NT,PE,V	9,003	0.21				PFO	n/a	n/a	VII
12	F,NT,PE,V			320	1,378		Jurisdictional Ditch	n/a	n/a	VII
13	F,NT,PE,V	1,491	0.03				PFO	n/a	n/a	VII
14a	F,NT,PE,V	1,969	0.05				PFO	n/a	n/a	VII
14b	F,NT,PE,V	2,048	0.05				PFO	n/a	n/a	VII
15	F,NT,PE,V	23,929	0.55				PFO	n/a	n/a	VII
16	F,NT,PE,V	1,956	0.04				PFO	n/a	n/a	VII
17	F,NT,PE,V	1,307	0.03				PFO	n/a	n/a	VII
18	F,NT,PE,V	2,199	0.05				PEM	n/a	n/a	VII
19	F,NT,PE,V	2,458	0.06				PFO	n/a	n/a	VII
20	F,NT,PE,V	10,892	0.25				PFO	n/a	n/a	VII
21	F,NT,PE,V	3,465	0.08				PFO	n/a	n/a	VII
22a	F,NT,PE,V	5,247	0.12				PEM	n/a	n/a	VII
22b	F,NT,PE,V	2,734	0.06				PFO	n/a	n/a	VII
23	F,NT,PE,V	37,607	0.86				PFO	n/a	n/a	VII
Total		266,678	6.12	1,383	6,220					

* Use all that apply: F-fill, EX-excavation, S-Structure, T-tidal, NT-non-tidal, TE-temporary, PE-permanent, PR-perennial, IN-intermittent, EP-ephemeral, SB-subaqueous bottom, DB-Dune/Beach, IS-hydrologically isolated, V-vegetated, NV-non-vegetated, MC-mechanized clearing of PFO

Table 3: Required Compensatory Mitigation			
Cowardin	s.f.	acres	Credits
PFO	256,582	5.89	11.78
PEM	10,096	0.23	0.23
Total Compensation:	266,678		12.01

Page intentionally left blank to represent transition to the Applicant's supplemental information received January 8, 2020.

Archived: Wednesday, April 15, 2020 12:04:59 PM
From: [Parker Osterloh](#)
Sent: Wednesday, January 8, 2020 2:50:34 PM
To: [Jones, Bryan](#)
Cc: [Holley, Elaine K CIV USARMY CENAO \(US\)](#); [Matt Neely](#)
Subject: RE: Available Wetland Credits for Wegmans Distribution Center
Importance: Normal
Attachments:
[Credit Availability - Confidential Client-Hanover County.doc](#) 

Good afternoon Bryan,

I have reached out to the banks in the watershed. Attached is an updated letter of availability.

Thanks,
Parker Osterloh, REP, CNMP
Environmental Scientist

TIMMONS GROUP | www.timmons.com
[1001 Boulders Parkway, Suite 300 | Richmond, VA 23225](#)
Office: [804.200.6457](tel:804.200.6457) | Cell: 757.746.4361
parker.osterloh@timmons.com
Your Vision Achieved Through Ours

From: Jones, Bryan <bryan.jones@deq.virginia.gov>
Sent: Wednesday, January 08, 2020 10:24 AM
To: [Matt Neely](#) <Matt.Neely@timmons.com>; [Parker Osterloh](#) <Parker.Osterloh@timmons.com>
Cc: [Holley, Elaine K CIV USARMY CENAO \(US\)](#) <elaine.k.holley@usace.army.mil>
Subject: Available Wetland Credits for Wegmans Distribution Center

Matt and Parker,

Based on the most recent impact totals, the Wegmans Distribution Center now proposes to purchase 12.01 wetland mitigation credits. The credit availability letter included with the JPA only documents the availability of 11.2 wetland credits. Can you please provide an updated availability letter that will cover the full purchase of 12.01 credits? This can be provided from multiple sources if needed.

Please let me know if you have any questions.

Thank you,

Bryan Jones
Environmental Specialist
Virginia Water Protection Program
Department of Environmental Quality | Piedmont Region
4949-A Cox Road | Glen Allen, VA 23060
P: [\(804\) 527-5074](tel:(804)527-5074) | F: [\(804\) 527-5106](tel:(804)527-5106) | E: Bryan.Jones@deq.virginia.gov
www.deq.virginia.gov



York River Wetland Mitigation Bank, LLC

January 8, 2020

Mr. Parker Osterloh, REP, CNMP
Environmental Scientist
Timmons Group
1001 Boulders Parkway, Suite 300
Richmond, Virginia 23225



**Re: Project Tiger – Airpark Site
Hanover County, VA
York River Wetland Mitigation Bank, LLC - Credit Availability**

Mr. Osterloh:

The York River Wetland Mitigation Bank is pleased to inform you that the bank currently has a little over 39 wetland credits available for sale. It is our understanding that your client will need 12.01 wetland credits for the above-referenced project and the mitigation bank would be happy to accommodate your needs.

Please feel free to call me if you have any other questions or additional needs. On behalf of York River Wetland Mitigation Bank, we appreciate your interest in the mitigation bank.

Sincerely,

Michael G. Kelly
Point of Contact



Page intentionally left blank to represent
transition to the revised Preliminary
Jurisdictional Determination information
received February 11, 2020.



DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

February 11, 2020

PRELIMINARY JURISDICTIONAL DETERMINATION

Southern Virginia Regulatory Section
NAO-2012-02369 (Totopotomoy Creek)

Mr. Robert Cox, Jr., Air Park Associates
C/O RK&K LLP
1001 Boulders Parkway, Suite 300
Richmond, VA 23223

Dear Mr. Cox:

This letter is in response to your request for a preliminary jurisdictional determination of waters of the United States, including wetlands on a site containing approximately 217.33 acres of land located on the west line of Sliding Hill Road and the south line of Ashcake Road, Hanover County, Virginia. Your request has been reviewed.

The enclosed revised and undated map prepared by RK&K LLP, entitled, "Airpark Project Area, Confirmed WOUS Map," without a revision date, received by this office on 12-10-19, and on file at this office provides the accurate location of waters of the United States, including wetlands. The basis for this delineation includes application of the Corps' 1987 Wetland Delineation Manual, the Regional Supplement to the Corps of Engineers' Wetland Delineation Manual: Eastern Mountains and Piedmont Region, the presence of positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation, and the presence of an ordinary high water mark.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into waters and/or wetlands on this site may require a Department of the Army permit and authorization by state and local authorities including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC) and/or a permit from your local wetlands board. This letter is a confirmation of the Corps preliminary jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

This is a preliminary jurisdictional determination and is therefore not a legally binding determination regarding whether Corps jurisdiction applies to the waters and wetlands in question. Accordingly, you may either consent to jurisdiction as set out in this preliminary jurisdictional determination, if you agree with the determination, or you may request and obtain an approved jurisdictional determination.

This delineation of waters and wetlands is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date.

If you have any questions, please contact Ms. Elaine Holley in the Richmond Field Office at 9100 Arboretum Parkway, Suite 235, Richmond, Virginia 23236, (804) 323-3781, elaine.k.holley@usace.army.mil.

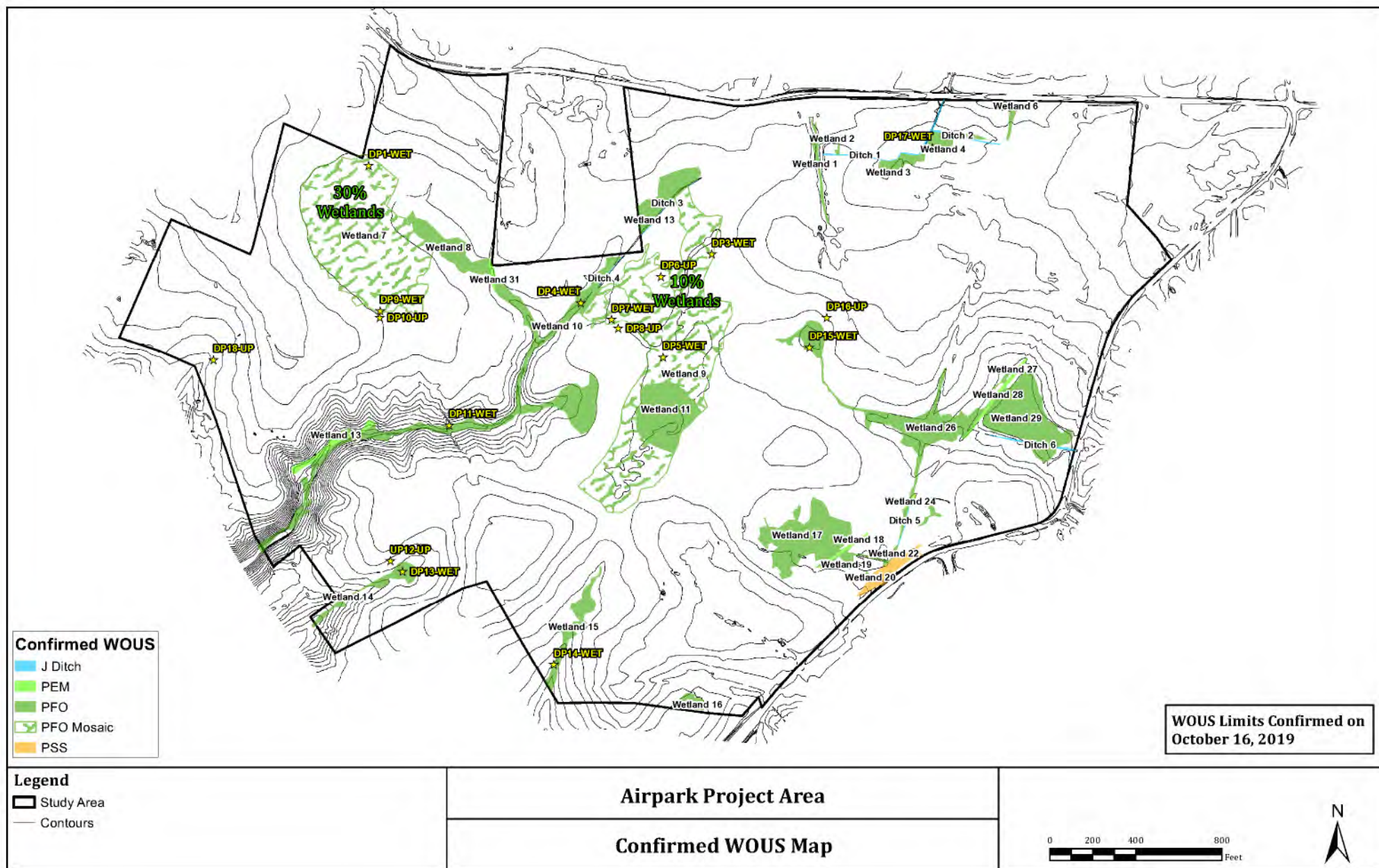
Sincerely,

Elaine K. Holley, Environmental Scientist
Southern Virginia Regulatory Section

Enclosure

Copies furnished with enclosure:

Hanover County Department of Public Works, Hanover, VA
Virginia Department of Environmental Quality, Glen Allen, VA



Page intentionally left blank to represent
transition to DEQ's Permit Application Fee
Request dated February 12, 2020.

Archived: Wednesday, April 15, 2020 11:47:04 AM

From: Jones, Bryan

Sent: Wednesday, February 12, 2020 8:49:56 AM

To: doug.viets@wegmans.com

Cc: Matt Neely

Subject: 19-2036 Permit Application Fee Request

Importance: Normal

Attachments:

[19-2036_Water_Permit_Fee_Form.docx](#) 

Dear Mr. Viets,

In accordance with 9 VAC 25-210-80 B.1.n, a permit application fee of \$11,640.00 is required to complete the application for the Wegmans Distribution Center project. DEQ will continue processing the permit application; however, a draft permit cannot be issued until the required permit application fee is deposited by the DEQ Receipts Control department. Checks or money orders should be made payable to the Treasurer of Virginia. Do not send cash. Please complete the attached Permit Application Fee Form and mail with the designated fee to the following address: DEQ, Receipts Control, P.O. Box 1104, Richmond, Virginia 23218.

Please let me know if you have any questions.

Thank you,

Bryan Jones
Environmental Specialist
Virginia Water Protection Program
Department of Environmental Quality | Piedmont Region
4949-A Cox Road | Glen Allen, VA 23060
P: (804) 527-5074 | F: (804) 527-5106 | E: Bryan.Jones@deq.virginia.gov
www.deq.virginia.gov

Page intentionally left blank to represent transition to the Applicant's supplemental information received February 14, 2020.

Archived: Wednesday, April 15, 2020 12:08:40 PM

From: [Matt Neely](#)

Sent: Friday, February 14, 2020 1:29:24 PM

To: [Jones, Bryan](#)

Subject: Remaining resources on Wegmans site

Importance: Normal

Bryan,

Please see table below in reference to your phone request.

Wegmans Distribution Center				
Undisturbed Resources on Site				
Resource	Sq ft Mosaic	Acres Mosaic	Sq ft wetlands	Acres wetlands
10% PFO Mosaic	16907	0.39	1690.7	0.04
30% PFO Mosaic	281977	6.47	84593.1	1.94
100% PFO	360691	8.28	360691	8.28
PEM	13852	0.32	13852	0.32
PSS	14616	0.34	14616	0.34
Ditch	4406	0.11	4406	0.11

Matt Neely, PWD

Senior Environmental Project Manager

TIMMONS GROUP | www.timmons.com

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225

Office: 804.200.6369 | Fax: 804.560.1648

Mobile: 757.329.0573 | matt.neely@timmons.com

Your Vision Achieved Through Ours

To send me files greater than 20MB [click here](#).

Page intentionally left blank to represent transition to DEQ's Additional Information Request dated March 6, 2020 and the Applicant's response dated March 11, 2020.

Archived: Wednesday, April 15, 2020 11:59:07 AM

From: Jones, Bryan

Sent: Friday, March 6, 2020 9:51:44 AM

To: Matt Neely

Cc: Parker Osterloh; doug.viets@wegmans.com; Holley, Elaine K CIV USARMY CENAO (US)

Subject: 19-2036 Remaining Additional Information Request_2020-03-06

Importance: Normal

Matt,

As discussed in our meeting yesterday, the following information is required to complete the application for the Wegmans Distribution Center (19-2036) project.

1. In accordance with 9 VAC 25-210-80 B 1.f, please provide additional information regarding the existing distribution facility to also include the amount of stores that facility is currently serving, the percent capacity of that facility, and additional details regarding transportation of product from the existing facility in central Pennsylvania.
2. In accordance with 9 VAC 25-210-80 B 1.g, please elaborate on the off-site alternatives analysis to include additional off-site alternatives and additional screening factors.
3. In accordance with 9 VAC 25-210-80 B 1.g, please elaborate on the on-site avoidance and minimization to also include information regarding the slope grading and how parking is dictated.

Please feel free to contact me if you have any questions or concerns.

Thank you,

Bryan Jones
Environmental Specialist
Virginia Water Protection Program
Department of Environmental Quality | Piedmont Region
4949-A Cox Road | Glen Allen, VA 23060
P: [\(804\) 527-5074](tel:(804)527-5074) | F: [\(804\) 527-5106](tel:(804)527-5106) | E: Bryan.Jones@deq.virginia.gov
www.deq.virginia.gov

March 11, 2020

Mr. Bryan Jones
Virginia Department of Environmental Quality
4949-A Cox Road
Richmond, Virginia 23236

Re: Joint Permit Application Number 19-2036 – Wegmans Distribution Center - Hanover County, Virginia - Additional Information Letter in Response to 3/5/2020 meeting at DEQ Piedmont Region Office.

Mr. Jones,

Please find responses to the items requested by the Virginia Department of Environmental Quality (DEQ) in an Additional Information Request made during a meeting at the DEQ Piedmont Regional offices on 5 March 2020 and follow up email on 6 March 2020, in association with the Wegmans Distribution Center.

Comments below from DEQ (blue) with responses (in black):

- 1) In accordance with 9 VAC 25-210-80 B 1.f, please provide additional information regarding the existing distribution facility to also include the amount of stores that facility is currently serving, the percent capacity of that facility, and additional details regarding transportation of product from the existing facility in central Pennsylvania.

The Pottsville Distribution Center currently serves fifty-four (54) stores. This includes 9 in New Jersey, 28 in Pennsylvania, 6 in Massachusetts, 8 in Maryland, 12 in Virginia, and 1 in North Carolina. The desired goal is for each Distribution Center to serve 45 stores, so Pottsville is operating at 20% overcapacity ($54/45 = 120\%$). The Rochester Distribution Center serves 47 stores within New York. The Hanover Co. facility will immediately begin serving 24 stores, as it is much more efficient (less miles and time) from Hanover Co. than it is from the Pottsville facility.

- 2) In accordance with 9 VAC 25-210-80 B 1.g, please elaborate on the off-site alternatives analysis to include additional off-site alternatives and additional screening factors. Please see additional information below:

Wegmans considered approximately a dozen locations in Virginia and North Carolina and determined that Hanover made the most sense due to the proximity to the Northern Virginia stores and new stores in North Carolina. A distribution center located in Hanover county increases logistical efficiency due to the ease of access to I-95, allowing the center to not only serve stores in NC and southern Virginia, but also providing a better source of distribution for stores located in northern Virginia (Fredericksburg, Potomac, Alexandria, Lake Manassas, Chantilly, Fairfax, etc.). Servicing NOVA stores from the Hanover distribution center also reduces the number of trips, trucks originating from the Pottsville Center need to make through one of the most heavily congested areas of traffic in the nation, the DC Metro Area. This helps reduce the risks associated with perishable food items, while enhancing safety by decreasing drive time hours for operators.

Other locations located within the Metro Richmond area do not provide the same ease of access to the portions of I-95 that facilitate the logistics train to NOVA stores. Multiple sites were evaluated in Hanover and the Town of Ashland. The Air Park site was determined the preferred site due to a combination of factors. These factors include:

- Proximity to I-95
- Logistical efficiency to serve current and future store locations
- Ecological factors (Wetland, Stream, RPA, T&E species)
- Mitigation Cost and Credit Availability
- Zoning
- Access (Required offsite road improvements, Avoidance of congested areas)
- Ease of Utility Access (Sewer, Power, Water)

Please see attached matrix.

No Build:

SOS should read SOP (Standard Operating Procedure)

Alternative 1:

The Flippo Site would require the use of unclassified rural collector roads SR-602 (Mt. Hope Church Road), SR-609 (Taylorsville Road), and Short Cut Road in order to access Route 1 and Route 30 before the Route 30/I-95 interchange. These roads would require significant improvement in order to withstand prolonged tractor trailer use.

Additionally, the site is in close proximity to the Kings Dominion theme park and would likely utilize the same access junction to I-95 as patrons and employees entering/exiting the park via Route 30.

At a rate of \$35,000 per wetland mitigation credit required mitigation costs will be approximately \$629,650 more expensive than the preferred alternative.

The dwarf wedge mussel and Atlantic sturgeon have been confirmed within 2 miles of the site.

Alternative 2:

Based on the information included on Figure 7 of the application materials, the Blenheim Site likely contains perennial streams and contiguous wetlands. This would likely result in extensive RPA onsite.

At a rate of \$35,000 per wetland mitigation credit required mitigation costs are estimated to be approximately \$1,944,600 more expensive than the preferred alternative.

The dwarf wedge mussel and Atlantic sturgeon have been confirmed within 2 miles of the site.

Alternative 3:

Alternative 3 is located in the Town of Ashland west of I-95. The majority of the site consists of mixed hardwood-pine forest and agricultural land. The site consists of 2 parcels totaling approximately 287 acres zoned M-1. Based on previous wetland delineations conducted onsite,

NWI, and NHD data it is probable that there are extensive wetlands and streams extending into the interior portion of the site making impacts to aquatic resources unavoidable.

Due to the linear nature of the site and the required distribution center configuration the ability to explore multiple site layouts is extremely limited. Many of the aquatic resources onsite would likely require a RPA buffer as well. The optimized onsite layout would require nearly 2,900 linear feet of stream impact, 0.82 acres of wetland impact, and significant RPA impacts. The projected compensatory mitigation would cost approximately \$473,550 more than the preferred alternative based on \$35,000 per wetland credit and \$300 per stream credit.

The site is situated within 3 road miles of an interchange to I-95, however accessing the site would require tractor trailers being routed through the Town of Ashland, which creates significant congestion and public safety concerns. Road access to the site consists of an urban collector and an urban minor arterial, which would not likely require improvements.

Additionally, an elementary school lies adjacent to the site to the south, where the main ingress/egress route for the distribution center would likely be located. This would effectively require distribution center trucks to share the same road with school traffic twice a day.

Two threatened and endangered species (dwarf wedgemussel and yellow lance) have been confirmed within 2 miles of the site.

Due to these factors Alternative 3 is not the preferred site for the Wegmans Distribution Center.

Alternative 4:

Alternative 4 is located off a rural minor collector road west of I-95 in Hanover County. The majority of the site consists of mixed hardwood-pine forest, agriculture, and a single residence. The site is comprised of a single parcel totaling approximately 197 acres and is zoned M-1.

Based on previous wetland delineations conducted onsite, NWI, and NHD data it is probable that wetlands and streams extend into the interior portion of the site making impacts to aquatic resources unavoidable. The optimized onsite layout would require nearly 2,250 linear feet of stream impact, 4.63 acres of wetland impact, and significant RPA impact. The projected compensatory mitigation would cost approximately \$578,750 more than the preferred alternative based on \$35,000 per wetland credit and \$300 per stream credit.

Primary site access would likely be routed north to the Route 30/I-95 interchange, approximately 4 miles to the north. Secondary access would be routed approximately 4 miles south through the Town of Ashland. Both routes are further from I-95 interchanges than desired and require trucks to more time in frequently congested areas. Additionally, a rural minor collector road and an unclassified rural local road would require approximately 0.5 miles of improvements to provide safe site access from Route 1.

Three threatened and endangered species have been confirmed within 2 miles of the site (Atlantic sturgeon, dwarf wedgemussel, and yellow lance).

Due to the linear nature of the site, the required building layout cannot fit within the boundary constraints of the parcel in any configuration. Due to these factors Alternative 4 is not the preferred site for the Wegmans Distribution Center.

- 3) In accordance with 9 VAC 25-210-80 B 1.g, please elaborate on the on-site avoidance and minimization to also include information regarding the slope grading and how parking is dictated.

The proposed site grading is relatively flat, similar to the existing topography of the site. There are no significant cut/fill slopes. There is little difference between the footprint of 2:1 and 3:1 slopes due to the flat nature of the site. In areas where the proposed site grading diverges from the existing grades, tie-in slopes of 3:1 horizontal to vertical have been utilized to tie proposed grades to existing in a stabilized manner. A 3:1 tie-in slope has little erosion potential and alleviates maintenance concerns.

Upon project completion the distribution center will employ over 700 people. While not all 700 employees will be working at the same time, during shift changes the parking facility will experience a high volume of traffic. The size of the parking facility is dictated by the number of employees onsite during peak shift change volume.

- 4) During the meeting a question arose regarding the mileage/cost difference between the Pottsville distribution center and future stores in NC vs. the Hanover site and how the Hanover site is most more cost effective. Please see additional information below:

It is approximately 480 road miles from Pottsville, PA to Raleigh, NC, which is central to 5 future store locations in NC (Chapel Hill, West Cary, Wake Forest, Raleigh, Cary). A Hanover distribution center would likely reduce trip miles to those locations by over 290 miles one way, as it is approximately 187 miles from the Hanover site to Raleigh, NC. Operationally it's more efficient to serve the existing and future stores in Virginia and North Carolina from Hanover. The shorter the distance from Distribution Center to store provides for safer and fresher food quality. That reduction of trip miles translates to a significant reduction in fuel and operational costs associated with each trip.

- 5) During the meeting DEQ staff requested elaboration regarding the layout of the facility and how it provides maximized efficiency. Please see additional information below:

Wegmans has been in business for 104 years and currently operates 101 stores in seven states. In designing the Hanover Distribution Center building, the best design and operational practices were considered from all previous and existing facilities and incorporated. The Hanover Co. site was designed to maximize the efficiency of the site, to allow for the least amount of impact to identified wetlands and to limit the areas of disturbance.

By implemented Cross docking properly, many benefits can be brought about for organizations. Some of them are listed below:

- Decreased storage cost
- Reduced fix price of the storage area
- Reduced shipment lead time
- Increased customer satisfaction via fast delivery

Retail cross docking receives items from different suppliers and classify them into departing trucks for various destinations. The attached figure indicates a schematic portrait of cross docking for various items that leave for separate destinations.

Additionally, there are multiple reasons/benefits that necessitate L-shaped campuses

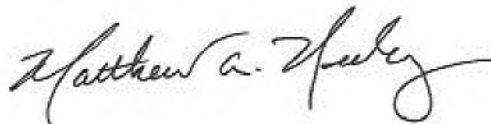
- a) The employee parking and administrative areas are positioned centrally to the dry and perishable buildings. This enables a common entry point, shared employee areas, a common area for equipment parking, maintenance and offices. Other layouts result in having to duplicate several of these areas to cut down on the distance employees would need to travel.
- b) Employee parking and truck traffic are kept apart
- c) Ability for a common outbound trucking operation that is shared for both buildings in terms of tractor and trailer parking, trailer stripping, and other common requirements. Moving trailers throughout the site requires less miles and less fuel because of the L-Shaped common shared trucking concourse as compared to an "in-line" design.
- d) Greater ability to expand each building in the future if this should ever be a requirement.

Regarding the layout to facilitate the "Flow Through" of product, this selection technique facilitates the movement of product through the warehouse without ever having to go into storage.

- a) Smaller warehouse footprint is required due to limiting the amount of product being stored in the warehouse. (In many cases this could be more than 40% of meat and produce).
- b) Decreased handling of product
- c) Increased freshness to the customer. In many product lines several days of lead time have been removed from the supply chain resulting in increased freshness and shelf life for our customers.

Thank you for your attention to this project. Please contact Matt Neely at (804) 200-6369 or matt.neely@timmons.com or, Parker Osterloh at (804)-200-6457 or parker.osterloh@timmons.com if there are any questions and/or if additional information is required.

Sincerely,
Timmons Group



Matt Neely, PWD
Senior Environmental Project Manager



Parker Osterloh, REP
Environmental Scientist I

CC: Jaime Robb (DEQ)
Elaine Holley (USACE)

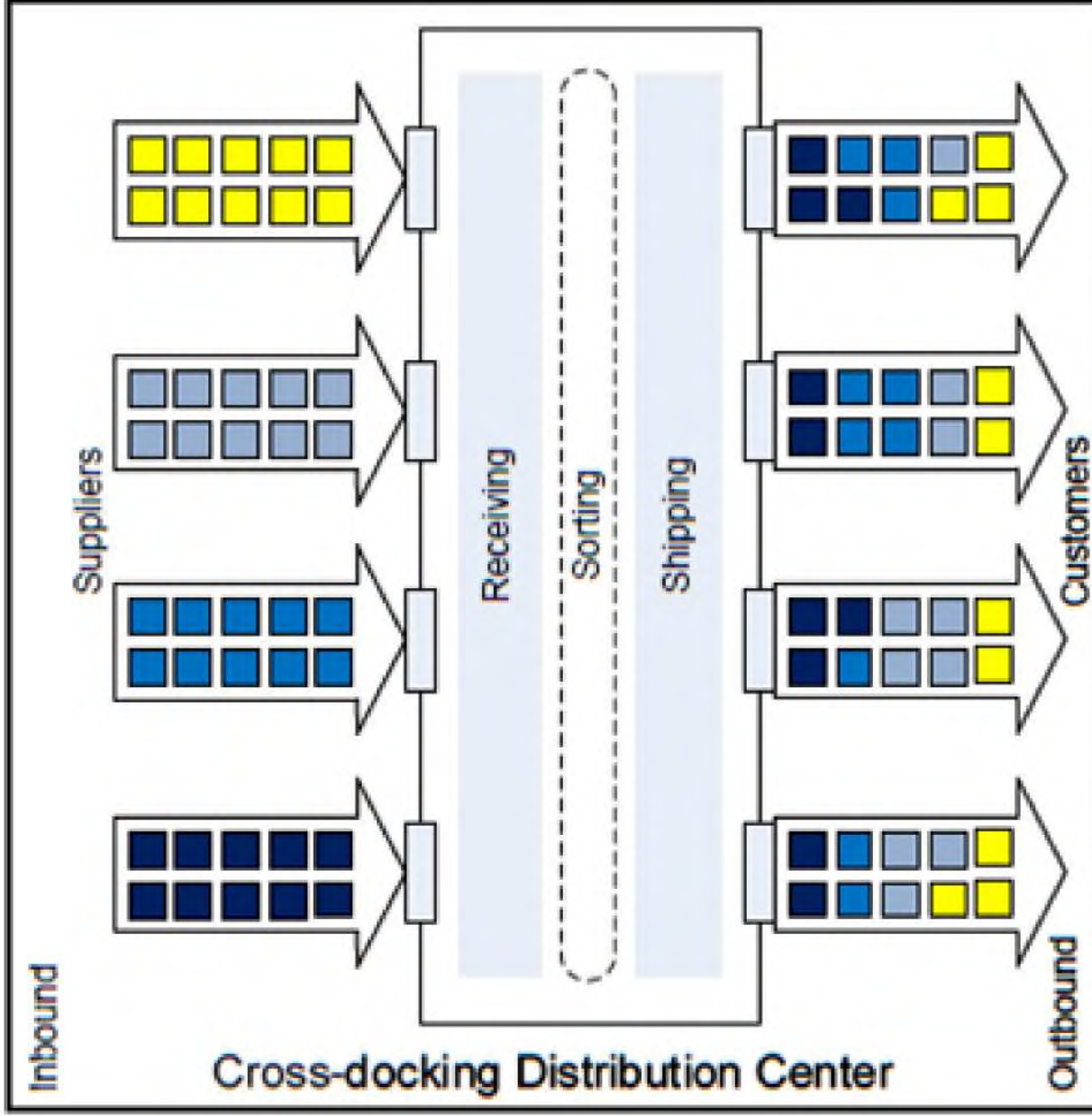
Attachments:

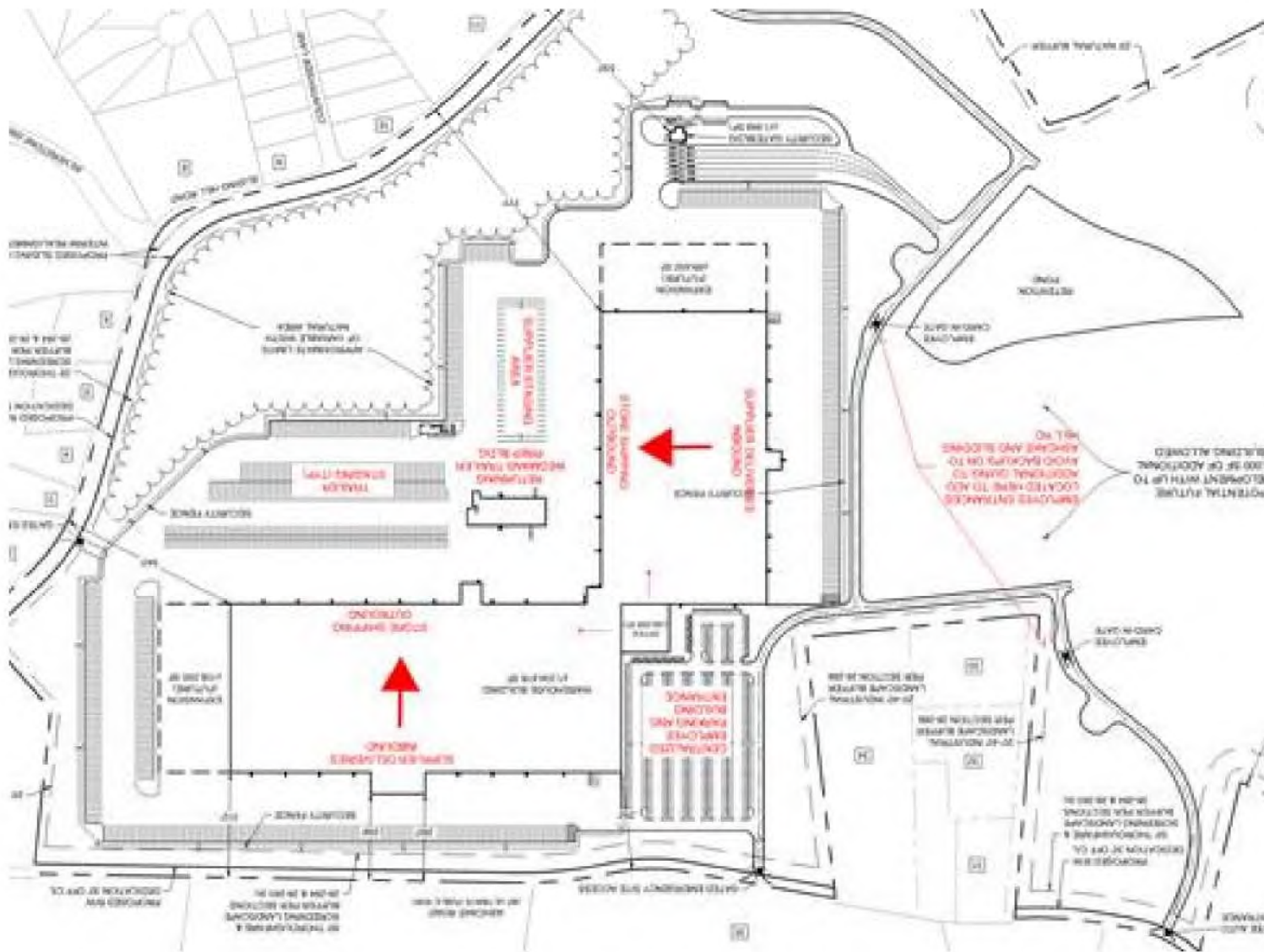
Table 1: Criteria Evaluated for Project Alternatives

Figure 1: Cross Docking Schematic

Table 1: Criteria Evaluated for Project Alternatives

	Preferred Alternative	Flippo Site	Blenheim Site	Alternative 3	Alternative 4
Primary site access within 3 road miles of Interstate 95					
Must efficiently serve current and future grocery stores in the Region					
Minimized wetland/stream impact and mitigation costs					
Can accommodate at least 130 acres of correctly configured construction pad				Limited	
No potential stream impacts					
No potential of RPA impacts					
Availability of viable Alternate Routes (in the event of disruption of the primary route)					
Properly Zoned					
Access to connector/dissipater roads without need for improvement					
Sufficient labor force					
Avoids routing through congested areas to reach primary roads					
Ease of utility access (Sewer, power, water)					
No potential threatened and endangered species conflict					
Sufficient amount of mitigation credits in the service area					





Page intentionally left blank to represent transition to DEQ's Additional Information Request dated March 13, 2020 and the Applicant's response dated March 16, 2020.

Archived: Wednesday, April 15, 2020 12:00:29 PM

From: Jones, Bryan

Sent: Friday, March 13, 2020 2:16:25 PM

To: Matt Neely

Cc: Holley, Elaine K CIV USARMY CENAO (US); Parker Osterloh; Jon Murray; Robb, Jaime Bauer

Subject: Re: Responses to DEQ additional information requests made 3/5 & 3/6 - Wegmans Distribution Center, Hanover County

Importance: Normal

Matt,

After review of the response information received on March 12, 2020, the following information is required to complete the application for the Wegmans Distribution Center (19-2036) project.

1. In accordance with 9 VAC 25-210-80 B 1.f, please provide information depicting the locations of existing and planned Wegmans stores.
2. In accordance with 9 VAC 25-210-80 B 1.g, there appear to be changes to the Preferred Alternative site in Table 1 of the response information when compared to Table 1 included in the application. Please explain these changes.
3. In accordance with 9 VAC 25-210-80 B 1.g, please provide approximate stream linear footage impacts at the Flippo Site and Blenheim Site, similar to the information provided for Alternatives 3 and 4 of the response information received on March 12, 2020. Please also explain how the stream information was quantified at these sites.

Please feel free to contact me if you have any questions or concerns.

Thank you,

Bryan Jones
Environmental Specialist
Virginia Water Protection Program
Department of Environmental Quality | Piedmont Region
4949-A Cox Road | Glen Allen, VA 23060
P: (804) 527-5074 | F: (804) 527-5106 | E: Bryan.Jones@deq.virginia.gov
www.deq.virginia.gov

On Thu, Mar 12, 2020 at 9:04 AM Matt Neely <Matt.Neely@timmons.com> wrote:

Bryan,

Please see our attached responses to the additional information requests made by DEQ during our 5 March meeting, as well as your email dated 6 March. Should you have any additional questions or require additional information, please let me know.

Thanks,

Matt

Matt Neely, PWD

Senior Environmental Project Manager

TIMMONS GROUP | www.timmons.com
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
Office: 804.200.6369 | Fax: 804.560.1648
Mobile: 757.329.0573 | matt.neely@timmons.com
Your Vision Achieved Through Ours

To send me files greater than 20MB [click here](#).

March 16, 2020

Mr. Bryan Jones
Virginia Department of Environmental Quality
4949-A Cox Road
Richmond, Virginia 23236

Re: Joint Permit Application Number 19-2036 – Wegmans Distribution Center - Hanover County, Virginia - Additional Information Letter in Response to 3/13/2020 phone call and email requesting additional items.

Mr. Jones,

Please find responses to the items requested by the Virginia Department of Environmental Quality (DEQ) in an Additional Information Request made in a phone call, and subsequent email, on 13 March 2020, regarding the Joint Permit Application for the Wegmans Distribution Center in Hanover County.

Comments below from DEQ (blue) with responses (in black):

1. In accordance with 9 VAC 25-210-80 B 1.f, please provide information depicting the locations of existing and planned Wegmans stores.

Please see attached Wegmans Map

2. In accordance with 9 VAC 25-210-80 B 1.g, there appear to be changes to the Preferred Alternative site in Table 1 of the response information when compared to Table 1 included in the application. Please explain these changes.

There are updates to the matrix from the original permit application. Those are the following.

Availability of Viable Alternate Routes (in the event of disruption of the primary route):

This was changed due to a better understanding of allowable access to the site. It is now understood that the end user's route will be confined to the use of Sliding Hill Rd, and that Ashcake Rd, and Peaks Road are not viable due to restrictions.

Properly Zoned

The matrix has been updated in this location because the parcel is properly zoned as industrial. However, the county is currently reviewing the proffers associated with the parcel to determine if changes can be made to them. Those changes are currently pending.

3. In accordance with 9 VAC 25-210-80 B 1.g, please provide approximate stream linear footage impacts at the Flippo Site and Blenheim Site, similar to the information provided for Alternatives 3 and 4 of the response information received on March 12, 2020. Please also explain how the stream information was quantified at these sites.

In order to determine potential impacts associated with sites for which we do not have physical data (collected during a delineation or field review), desktop/database analysis was used to estimate potential impacts to aquatic resources. Our estimated impacts associated with the Blenheim and Flippo alternatives were determined through the use of the National Wetland Inventory (NWI) and National Hydrography Dataset (NHD). By using these resources, we were able to estimate the potential impacts of distribution center development on both sites. Those estimates can be seen below, as well as on the attached maps.

Blenheim

Wetlands – 1,446,279 sq. ft. (33.2 acres)

Streams – 3,704 lf

Flippo

Wetlands – 653,139 sq. ft. (15 acres)

Streams – No estimated stream impacts

Thank you for your attention to this project. Please contact Matt Neely at (804) 200-6369 or matt.neely@timmons.com or, Parker Osterloh at (804)-200-6457 or parker.osterloh@timmons.com if there are any questions and/or if additional information is required.

Sincerely,
Timmons Group



Matt Neely, PWD
Senior Environmental Project Manager



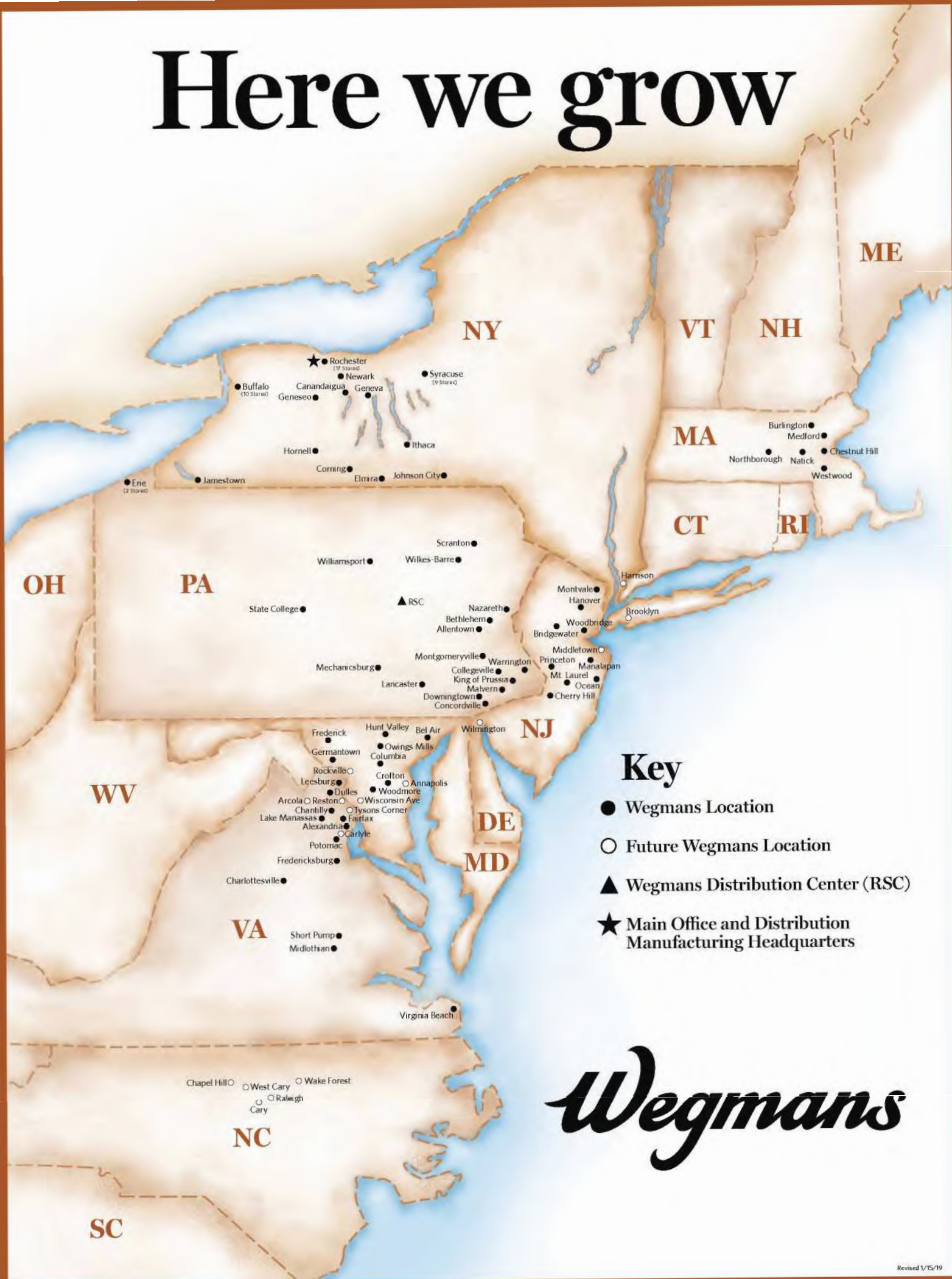
Parker Osterloh, REP
Environmental Scientist I

CC: Jaime Robb (DEQ)
Elaine Holley (USACE)

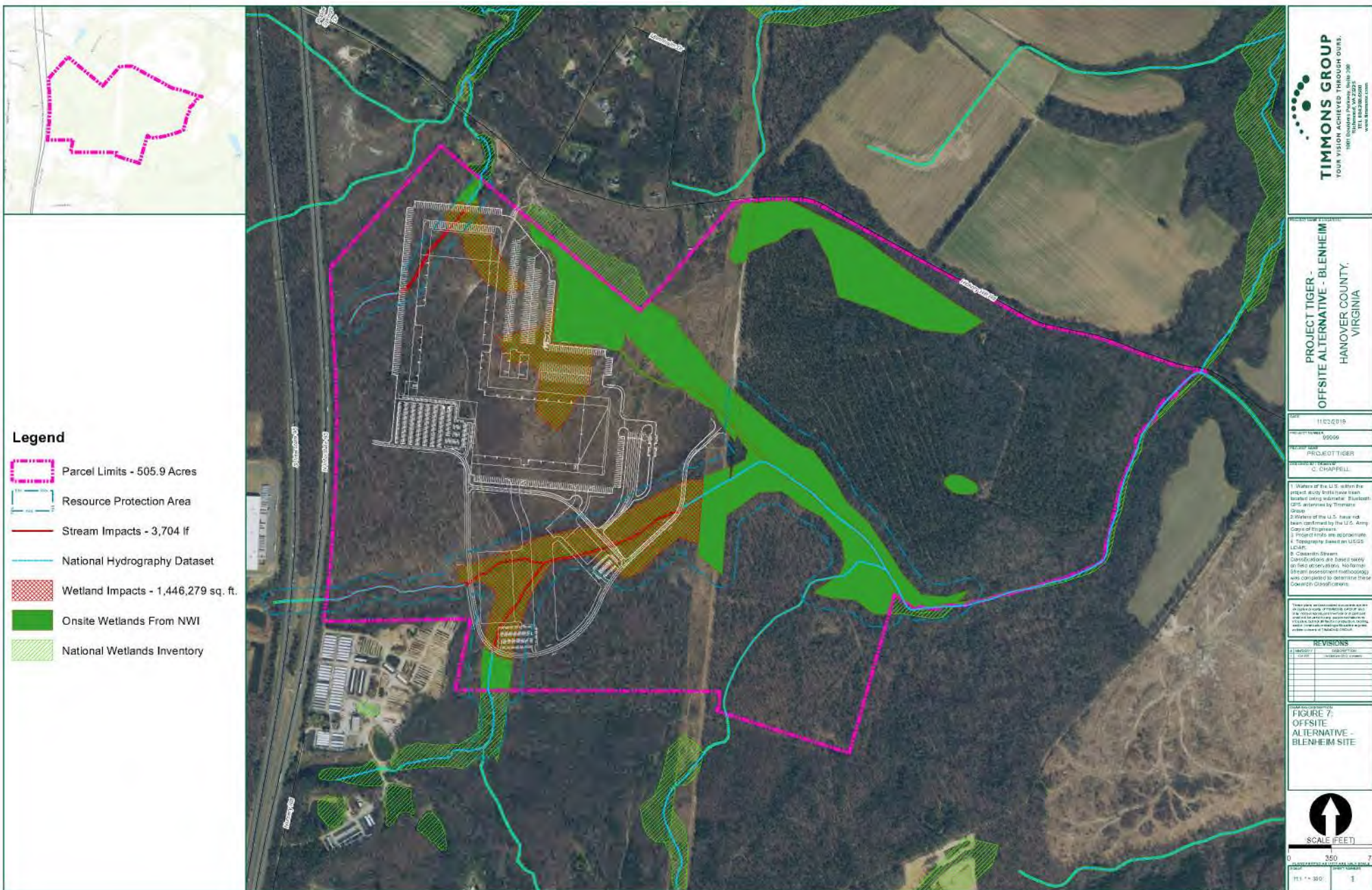
Attachments:

1. Wegmans Here We Grow Map
2. Blenheim Estimated Impacts Map
3. Flippo Estimated Impacts Map

Here we grow



Wegmans



Page intentionally left blank to represent transition to DEQ's Additional Information Request dated March 19, 2020 and the Applicant's response dated March 20, 2020.

Archived: Wednesday, April 15, 2020 12:03:13 PM

From: Jones, Bryan

Sent: Thursday, March 19, 2020 3:04:08 PM

To: Matt Neely

Cc: doug.viets@wegmans.com; Holley, Elaine K CIV USARMY CENAO (US); Robb, Jaime Bauer

Subject: 19-2036 Remaining Additional Information Request_2020-03-19

Importance: Normal

Matt,

As discussed, the following information is required to complete the application for the Wegmans Distribution Center (19-2036) project.

1. The application states that the purpose of the project is to provide a "regional grocery distribution center that will (a) serve existing retail locations, (b) relieve transportation burdens from existing supply centers, and (c) provide a base of support to serve future retail locations in the mid-Atlantic region." According to the application, the project is needed to develop a new regional distribution center centrally located to accommodate existing and proposed retail locations in the mid-Atlantic region in a "logistically responsible and cost-efficient manner."

Please explain if Alternatives 2 and 3 meet the purpose and need of the project. If not, please explain for each why not.

2. The evaluation of Alternative 2 states that the presence of extensive perennial stream and contiguous wetlands at Alternative 2 would likely result in extensive resource protection areas (RPA) buffers onsite and an overhead electrical easement that bisects the site makes the site "not a viable site for development of the proposed facility." Please explain why.

3. For Alternative 3, the application states that due to the linear nature of the site and the required distribution center configuration, the ability to explore multiple site layouts is extremely limited and many of the aquatic resources onsite would likely require a RPA buffer as well. The application goes on to state that these factors contribute to why this site is not preferred. Please explain why.

Please feel free to contact me if you have any questions or concerns.

Thank you,

Bryan Jones
Environmental Specialist
Virginia Water Protection Program
Department of Environmental Quality | Piedmont Region
4949-A Cox Road | Glen Allen, VA 23060
P: (804) 527-5074 | F: (804) 527-5106 | E: Bryan.Jones@deq.virginia.gov
www.deq.virginia.gov

Archived: Wednesday, April 15, 2020 12:12:18 PM

From: [Matt Neely](#)

Sent: Thursday, March 19, 2020 2:53:46 PM

To: [Jones, Bryan](#)

Subject: Estimated Stream Mitigation Information for Blenheim site

Importance: Normal

Bryan

As you requested, I calculated an estimated stream mitigation cost for the development of the Blenheim site. By my calculations, using a \$300/CR and an RCI of 1, the estimated 3,704 linear feet of stream impacts would be in excess of \$1.1 M.

Thanks

Matt

Matt Neely, PWD

Senior Environmental Project Manager

TIMMONS GROUP | www.timmons.com

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225

Office: 804.200.6369 | Fax: 804.560.1648

Mobile: 757.329.0573 | matt.neely@timmons.com

Your Vision Achieved Through Ours

To send me files greater than 20MB [click here](#).

March 20, 2020

Mr. Bryan Jones
Virginia Department of Environmental Quality
4949-A Cox Road
Richmond, Virginia 23236

Re: Joint Permit Application Number 19-2036 – Wegmans Distribution Center - Hanover County, Virginia - Additional Information Letter in Response to 3/19/2020 phone call and email requesting additional items.

Mr. Jones,

Please find responses to the items requested by the Virginia Department of Environmental Quality (DEQ) in an Additional Information Request made in a phone call, and subsequent email, on 19 March 2020, regarding the Joint Permit Application for the Wegmans Distribution Center in Hanover County.

Comments below from DEQ (blue) with responses (in black):

1. The application states that the purpose of the project is to provide a “regional grocery distribution center that will (a) serve existing retail locations, (b) relieve transportation burdens from existing supply centers, and (c) provide a base of support to serve future retail locations in the mid-Atlantic region.” According to the application, the project is needed to develop a new regional distribution center centrally located to accommodate existing and proposed retail locations in the mid-Atlantic region in a “logistically responsible and cost-efficient manner.”

Please explain if Alternatives 2 and 3 meet the purpose and need of the project. If not, please explain for each why not.

Alternative 2

Based on the Purpose and Need as stated in the application, Alternative 2 (Blenheim site) meets the overall project Purpose and Need. However, Alternative 2 would require approximately 33 acres of wetland, and 3,704 lf of stream impact, and approximately 11.8 acres of RPA impact onsite. Not only would these impacts be more environmentally damaging, the required mitigation costs are estimated to be approximately \$1,944,600 more than the preferred alternative based on \$35,000 per wetland credit and \$300 per stream credit. Therefore, although Alternative 2 meets the purpose and need of the project, it is not the preferred Alternative.

Alternative 3

Based on the Purpose and Need as stated in the application, Alternative 3 meets the overall project Purpose and Need. However, an optimized onsite layout would require nearly 2,900 linear feet of stream impact, 0.82 acres of wetland impact, and 3.3 acres of RPA impacts. The projected compensatory mitigation would cost approximately \$473,550 more than the preferred alternative based on \$35,000 per wetland credit and \$300 per stream credit. Therefore, although Alternative 3 meets the purpose and need of the project it is not the preferred site location.

2. The evaluation of Alternative 2 states that the presence of extensive perennial stream and contiguous wetlands at Alternative 2 would likely result in extensive resource protection areas (RPA) buffers onsite and an overhead electrical easement that bisects the site makes the site "not a viable site for development of the proposed facility." Please explain why.

As previously mentioned, the Wegmans distribution facility has been designed in an "L-shaped" layout in order to maximize the efficiency of the distribution center and allow for the greatest reduction in required building footprints, limiting the area of disturbance.

In order to utilize this design on Alternative 2, the layout would have to be placed on either side of a set of power lines (and their associated easement) that bisects the property. It is not feasible to redirect, develop permanent structures within, or otherwise alter the utility easement. Additionally, the facility cannot be separated or disconnected in order to be located on opposite sides of the power lines. Separating the facility would decrease productivity and operational efficiency while requiring an increased area of disturbance due to additional and duplicated infrastructure (i.e. roadways, parking, stormwater, etc.) facilities.

The required components of the distribution center can not be located east of the power lines without intruding into the utility easement (roads, security fencing, parking, stormwater infrastructure, etc.), extending offsite, or both (see Attachment 2 portraying the distribution center in the eastern portion of the site). Additional road infrastructure would also need to be developed in order to access the eastern portion of the site via Hickory Hill Road. This alternative layout located east of the power lines would also likely result in approximately 2,366 linear feet of stream impact, 16.41 acres of wetland impact, and 9.6 acres of RPA impacts. The required compensatory mitigation would cost approximately \$1,438,150 more than the preferred alternative based on \$35,000 per wetland credit and \$300 per stream credit.

Based on these factors, Alternative 2 is not the preferred site for development of the proposed distribution center.

3. For Alternative 3, the application states that due to the linear nature of the site and the required distribution center configuration, the ability to explore multiple site layouts is extremely limited and many of the aquatic resources onsite would likely require a RPA buffer as well. The application goes on to state that these factors contribute to why this site is not preferred. Please explain why.

Alternative 3 is a long and relatively narrow site. Due to the designed distribution center configuration, multiple onsite alternatives on Alternative 3 are extremely limited because the required footprint spans the entire width of the property, reducing the potential to rotate or shift the planned design. The optimized Alternative 3 site layout would likely require impacts to approximately 2,900 lf of stream, approximately 0.82 acres of wetland impacts, and 3.3 acres of RPA impacts. The projected compensatory mitigation would cost approximately \$473,550 more than the preferred alternative based on \$35,000 per wetland credit and \$300 per stream credit.

Additionally, while the site is situated within 3 road miles of an interchange to I-95, accessing the site would require tractor trailers being routed through the Town of Ashland, which creates significant congestion and public safety concerns. Road access to the site consists of an urban collector and an urban minor arterial, which would not likely require improvements. Additionally, an elementary school lies adjacent to the site to the south, where the main ingress/egress route for the distribution center would likely be located. This would effectively require distribution center trucks to share the same road with school traffic twice a day.

Based on these factors, Alternative 3 is not the preferred site for development of the proposed distribution center.

Thank you for your attention to this project. Please contact Matt Neely at (804) 200-6369 or matt.neely@timmons.com or Parker Osterloh at (804)-200-6457 or parker.osterloh@timmons.com if there are any questions and/or if additional information is required.

Sincerely,
Timmons Group

A handwritten signature in black ink, appearing to read "Matthew A. Neely".

Matt Neely, PWD
Senior Environmental Project Manager

A handwritten signature in black ink, appearing to read "Parker Osterloh".

Parker Osterloh, REP
Environmental Scientist I

CC: Jaime Robb (DEQ)
Elaine Holley (USACE)

Attachments:

- 1) Offsite Alternative – Blenheim Site
- 2) Offsite Alternative – Blenheim Site 2

